

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner III

SUBJECT: MSP 6-1-05 / 05-553 / Wal-Mart / 7921 S.W. 45th Street, Davie, Florida 33314/ Generally located on the northwest corner of Orange Drive and University Drive

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: MSP 6-1-05 / 05-553 / Wal-Mart / 7921 S.W. 45th Street, Davie, Florida 33314

REPORT IN BRIEF:

The subject site is a 36.08-acre parcel of land located on the northwest corner of University Drive and Orange Drive. The petitioner is proposing a one (1)-story retail structure. The entire proposed structure (Wal-Mart Supercenter) is approximately 202,853 square feet. The subject site contains two (2) existing single-family residential structures and is zoned B-2, Community Business District with a land use of commercial. To the north is Rolling Hills Lakes Estates, zoned R-5, Low Medium Density Dwelling District, and to the east are retail/service/restaurant structures zoned B-1 & B-2, Neighborhood Business and Community Business Districts. To the south of the subject site is the C-11 canal and Town Plaza at Davie zoned B-2, Community Business and Community Facilities Districts, and to the west is Alpine Woods residential development zoned R-5 & PRD-5, Low Medium Density Dwelling, and Planned Residential Districts.

The placement of the proposed retail structure has been pushed up to the major thoroughfares, University Drive and Orange Drive, and as far away from the existing residential developments to the north and west. The site is designed with an emphasis on pedestrian movement on and throughout the property with four (4) access points from existing/proposed concrete sidewalks along the eastern and southern boundary lines.

The subject site proposes truck delivery bays and trash compactors in the rear of the retail structure (south side of the structure). The petitioner is proposing an 8' screen wall along the western side of the site and 6' decorative fence along the northern side of the site to encapsulate the retail structure and parking area from adjacent uses.

The architectural elevations of the proposed Wal-Mart has changed dramatically throughout the Development Review Committee (DRC) process and at Site Plan Committee (SPC) meetings. Presently, the architecture design of this one-story retail structure exemplifies natural features and colors. A cornice treatment is placed along the top of parapet exterior wall for aesthetic purposes and to screen the mechanical equipment on the roof. Additionally, the front elevations consist of a concrete tile roof broken up by boxy finish build-outs with flat roofs.

Access onto the subject site is via three (3) openings along the eastern and southern boundary lines, perpendicular to University Drive and Orange Drive. These access openings permit vehicular traffic on and off-site. Proposed parking for this site is located along the northern, eastern, and western sides of the structure.

The site provides eight-hundred and twenty-eight (828) standard parking spaces and twenty-seven (27) handicapped spaces for a total of eight-hundred and fifty-five (855) spaces. The Land Development Code requires eight-hundred and twelve (812) parking spaces based on the retail structures square footage.

This new 202,853 square foot Wal-Mart prototype building is difficult to be considered compatible with the existing properties to north and west of the subject site. As a result, the proposed placement of the building was intricately introduced into the site design to minimize existing impacts with natural on-site features and adjacent residential neighborhoods. However, the Wal-Mart prototype building would be considered compatible with existing properties to the east and south of the subject site. These properties consist of the same and/or similar land uses, zoning designations and are retail in use.

PREVIOUS ACTIONS: None

CONCURRENCES:

At the May 9, 2006 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Mr. Aucamp, to table MSP 6-1-05, Wal-Mart to June 13, 2006. **(Motion carried 5-0)**

At the June 13, 2006 Site Plan Committee Meeting, Mr. Breslau made a motion, seconded by Mr. Aucamp, to approve MSP 6-1-05, Wal-Mart subject to Planning and Zoning Division Recommendations, under *Site Plan*, excluding numbers 2, 3, and 4; under *Landscape Plan*, excluding numbers 1, 2, and 3; and all other recommendations stay in tact. Also include the following: 1) that the applicant agrees to modify the entry curve on the southern University Drive entrance including the divider island; 2) the compactor wall needs to be brick clad and all other walls will be of stone and brick materials; 3) the eight-foot screen wall on Orange Drive will match the brick and stucco facades; 4) the western wall is to be extended to the southern curb as far as possible in the truck loading dock area; 5) clarify that the garden center storage is reflected accurately on plans A0.1; 6) create a loading area for the garden area that is not in a drive aisle; 7) that the applicant agrees not to have outside garden areas or displays, ever; 8) the retaining walls on University Drive that had been discussed will be of brick and stone facades, with additional decorative sections, or stone columns, or landscaped "hardscape" walls; 9) cart corrals will not have Wal-Mart signage on them at any location (and make them look attractive); 10) add stop bars, stop signs and arrows by the rear loading dock area where missing; 11) adjust light levels in the parking lot and review with Town staff so that there would not be excessive lighting in areas where not needed; 12) on the north side buffer, add Oak trees every 30 feet staggered forward and back on the ten-foot buffer that begins on the corner of the property and goes to the conservation area; 13) applicant will use best efforts to vacate and/or get permission to plant in the northern utility easement, and if permission is obtained, spread out the landscaping to match the staggering Oak tree plan; 14) add Cocoplum hedge/understory in the Oak tree area as described in item number 12; 15) add staggered Oaks on the northeast corner of the landscape buffer (right side of preserve/conservation area); 16) match entry trees on University Drive entrances and at the corner

of Orange Drive and University Drive by adding clusters of Royal Palms and each area will be clusters of five trees except for the corner of Orange Drive and University Drive, on that corner there will be a cluster of nine Royal Palms on the corner feature; 17) add retaining walls in the berms with stone facades on University Drive and Orange Drive (agreed to have three on the south end, one between each of the entrances on University Drive, and one on the hardscaped corner); 18) with regard to the landscaping, the landscaping plan is to come back before the Committee for a final review; 19) add decorative lighting on the sidewalks in front of the store along with some bollard lighting in addition to just the wall lighting; 20) with regard to traffic issues, Wal-Mart will continue to diligently pursue a signal light on University Drive throughout the approval process; 21) Wal-Mart has agreed to contribute \$100,000 towards the 76th Avenue improvements; 22) Wal-Mart has agreed to provide the left-turn lane at the bridge on Orange Drive; 23) Wal-Mart has agreed that there will be no overnight parking of RVs' or campers on the property and that will be a deed restriction on the property; 24) Wal-Mart has agreed that there will be no deliveries between 11:00 p.m. and 7:00 a.m.; 25) that Wal-Mart will do a redesign of the sidewalk that comes down University Drive, around the retention area, around the Snyder property and connecting into Orange Drive and the sidewalks on Orange; and that this approval is subject to the Town Attorney giving a legal opinion that the Development Agreement is still valid. **(Motion carried 3-0 with Chair Aitken, Aucamp, and Breslau voting in the affirmative. It should be noted that Chair Aitken voted in the affirmative in order to move the application along in the process. If a forth member was present, her vote would have been no)**

FISCAL IMPACT: N/A

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: David Margolis and Stanley Spielman
c/o Margolis Enterprises
Address: 141 N.W. 20th Street, Suite G-122
City: Boca Raton Florida 33314
Phone: (561) 338-3426
Fax: (561) 338-9865

Petitioner:

Name: Wal-Mart Stores, East L.P.
c/o Kimley-Horn and Associates, Inc.
Address: 601 21st Street, Suite 400
City: Vero Beach, Florida 32960
Phone: (772) 562-7981

Background Information

Application Request: Site plan approval for a new one-story retail structure

Address/Location: 7921 S.W. 45th Street, Davie, Florida 33314/ Generally located on the northwest corner of Orange Drive and University Drive

Future Land Use Plan Map: The existing land use designation is Commercial on the Town of Davie Future Land Use Plan Map and Commercial on the Broward County Land Use Plan Map.

Zoning: B-2, Community Business District

Existing Use(s): Two (2) existing single-family residential structures

Proposed Use(s): (Wal-Mart Supercenter) approximately 202,853 square feet of retail including grocery and a garden center

Parcel Size: 36.08 Acres (1,571,481 Sq. Ft.)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Rolling Hills Lakes Estates	Residential (3.5 DU/AC)
South:	Town Plaza at Davie	Commercial
East:	Retail/Services/Restaurants	Commercial
West:	Alpine Woods	Residential (5 DU/AC)
	<u>Surrounding Zoning:</u>	
North:	R-5, Low Medium Density Dwelling District	
South:	B-2 Community Business and CF, Community Facilities Districts	
East:	B-1 & B-2, Neighborhood Business and Community Business Districts	
West:	R-5 & PRD-5, Low Medium Density Dwelling and Planned Residential Districts	

Zoning History

Related Zoning History:

A 'Settlement Agreement' was approved in October 1989. The 'Settlement Agreement' vested the developer to the Land Development Code in effect in 1989 with additional modifications as specified in said agreement.

Land Use Plan Amendment Application: On December 19, 1990, consistent with the 'Settlement Agreement,' Town Council approved Ordinance 90-068 amending the Comprehensive Plan Map of the Town of Davie, changing the land use designation from "Residential (5)" to "Commercial" on the subject site, placing the Town of Davie's Comprehensive Plan in conformity with the Broward County's Land Use Plan.

Previous Requests on same property:

Plat Application: (P 8-1-91), On April 15, 1992, Town Council approved Resolution 92-078 relating to the 'Margolis Plat' were it was later recorded in public records of Broward County, Florida. The plat note restriction allowed 360,300 square feet of commercial use.

Plat Application: (P 8-2-91), On April 15, 1992, Town Council approved Resolution 92-079 relating to the 'Spielman Plat' were it was later recorded in public records of Broward County, Florida. The plat note restriction allowed 6,600 square feet of commercial use.

Developers Agreement: On July 20, 1994, Town Council approved Resolution 94-227, authorizing the appropriate Town Officials to enter into an agreement between the Town of Davie, Broward County, and Stanley Spielman as Trustee, relating to the substitution of a lien for the cash to secure the required offsite improvements for the 'Spielman Plat.'

Replat Application: (P 4-2-95), On October 18, 1995, Town Council approved Resolution 95-287, the 'Spielman-Margolis Re-Plat' was later recorded by the County in PB 168 Page 46 of the public records of Broward County, Florida. The plat note restriction allowed 366,900 square feet of commercial use.

Delegation Request: On March 16, 1999, Town Council approved Resolution 99-92, authorizing a revision to the 'Spielman-Margolis Plat' and providing an effective date. This resolution authorized a revision to the non-vehicular access line for a temporary access. The opening was limited to a maximum period of five (5) years from the date of County approval with use of the site limited to office uses within the existing buildings as permitted by the B-2 zoning district designation or agricultural uses only.

Delegation Request: (DG 3-1-99), On April 7, 1999, Town Council approved Resolution 99-120, authorizing a revision to the vehicular access opening of the 'Spielman-Margolis Replat.'

Delegation Request: (DG 6-2-99), On June 16, 1999, Town Council approved Resolution 99-212, authorizing the Mayor and Town Administrator to enter into an agreement between the Town of Davie, Broward County, David Margolis and Stanley Spielman Trustee, providing for temporary access to the 'Spielman-Margolis Replat.'

Developer's Agreement: (DA 4-1-00), On May 3, 2003, Town Council approved Resolution 2000-88, authorizing the Mayor and Town Administrator to enter into an agreement between the Town of Davie, Broward County, and David Margolis, individually and as Trustee, and Stanley Spielman, as Trustee and the Big Orange Development, LTD., providing for remedial measures to satisfy concurrency requirements related to the 'Spielman-Margolis Replat.'

Site Plan Application: (SP 4-6-03), On August 20, 2003 Town Council approved SP 4-6-03, Orange Park Office Building. This site plan was not constructed and expired on December 15, 2003.

Delegation Request: (DG 7-3-03), On August 20, 2003, Town Council approved Resolution 2003-202, consenting to an application for findings of adequacy for the 'Spielman-Margolis Replat' (168-46).

Delegation Request: (DG 8-1-03), On August 20, 2003, Town Council approved Resolution 2003-210, consenting to an amendment to the required improvements agreement for the 'Spielman-Margolis Replat' (168-46).

Developer's Agreement: (DA 1-2-04), On February 4, 2004, Town Council approved Resolution 2004-23, authorizing the Mayor and the Town Administrator to enter into an agreement between the Town of Davie, Broward County, David Margolis, Stanley Spielman, and the Big Orange Development, LTD., for improvements to be made at Nova Drive and University Drive; and, the installation of video detection devices at various locations throughout the Town for the 'Spielman-Margolis Replat.'

Concurrent Requests on same property:

Delegation Request: (DG 9-5-05), this delegation request is to amend the existing Non-Vehicular Access Line to add an 80' access opening at the northeast property corner along University Drive for the 'Spielman-Margolis Replat.'

Applicable Codes and Ordinances

Staff has researched the differences between the Margolis Settlement Agreement, current zoning regulations, and the proposed Wal-Mart. The Margolis Settlement Agreement vested a developer to the Land Development Code in effect in 1989 with additional modifications as specified in said agreements. The Land Development Code that governs this project is Section 27 for Development Regulations and Section 12 for landscape requirements. A licensed architect (Fla), employed by the developer, may be the threshold inspector and do all the required inspections for the Town and file all necessary reports. The following matrix compares the Margolis Settlement Agreement (MSA), B-2, Community Business District (CBD), and the proposed Wal-Mart (WM) with respect to the parcel's development.

	MSA	B-2	WM
Permitted Uses	Allowed uses are specified per the Agreement (Basically B-2)	Retail Sale are permitted as per LDC § 12-32	Approximately 202,858 square foot big box retail store
Setbacks Requirements	Under code at time are called Development Zone, Base Building Line and Base Building Line Area and specified in the Agreement	Twenty feet on the sides abutting residentially zoned properties and twenty-five feet adjacent to public or private rights-of-ways	The proposed Wal-Mart building setbacks: front (North) 696', sides (West) 315' and (East) 289', and rear (South) 150'
Building Height Requirements	4 stories, or 5 if no radio tower is erected, or 7 stories if Council approval of site plan	The maximum height permitted by code in the B-2 zoning district is 35 feet as per LDC § 12-83	Wal-Mart is proposing a thirty foot high parapet
Maximum Building Coverage	The maximum building coverage is 40% of net area	The maximum building coverage is 40%	The proposed Wal-Mart building coverage is 12.9 %
Scale of Non-Residential Development	Not defined	Neighborhood scale of development shall be a minimum of 30,000 square feet and a maximum of 100,000 square feet	The proposed Wal-Mart is 202,853 square feet
Out parcel Requirements	Maximum of six out parcels providing access, and no more then three (3) used for restaurants, and one (1) free-standing small building	Refer to the Land Development Code, § 12-33 (P) (11)	The proposed Wal-Mart does not have out parcels on the site plan
Perimeter Landscaping	10' in depth located adjacent to road right-of-	30' Landscape buffer along University Drive	30' Landscape buffer along University Drive

Requirements	way	and 20' Landscape buffer along Orange Dr	and 20' Landscape buffer along Orange Dr
Lighting Requirements	40' unless located in pedestrian areas then 12' max. in height.	Height of the light poles shall not be exceed the building height of 35'	The proposed light pole are 30' in height
Parking Requirements	Per code at time of the settlement agreement, up to 40% of the required number of parking shall be compact, provided the stalls are at least 10% larger than the size required by Ordinance. Compact spaces 9 x 15 in code effective at time	50,000 square feet to 400,000 square feet, then one (1) spaces for each two hundred and twenty-five (225) square feet of gross floor area (allowing up to 10% office and 5% restaurants/bars)	Wal-Mart preferred parking calculation is 5.0 parking spaces per 1,000 square feet. This calculation meets Town of Davie, LDC requirements. Proposed compact spaces meet the settlement agreement of 40%
Shared Parking	Based on hours of operation is permitted	Need to obtain a shared parking agreement	N/A
Exterior Wall	No 6' masonry wall required adjoining residential, developer must provide landscaping in accordance with Sec. 27-57(g), that states screened from view	Land Development Code requires an 8' exterior wall adjacent to residential property	The Wal-Mart's site plan is proposing an 8' exterior wall along the northern and western portions of the site
Signage	<i>University</i> : 2 main business signs, max. 120 square ft, max. 25' in height. <i>Orange Drive</i> : 1 sign, max. 120 square feet, max. 15' in height. <i>Outparcels</i> : 60 square ft. per side & 6' in height.	Wall signs are not reviewed during site plan review. They will be review at the building permit process	The Wal-Mart's site plan is currently not proposing monument signs. A variance may need to be applied to provide adequate wall signage for the building
Required Acreage	As per use may be aggregated within the overall site, such as the minimum parcel size for hotels, or gas stations	As per Land Development Code § 12-83, the minimum lot size is 52,500 square feet	The Wal-Mart's site plan consist of 1,572,448 square feet (36.08 Acres)
Helicopter Pad	This is allowed within setbacks	Not permitted as per LDC, § 12-32	N/A
Outdoor Merchandise	Allowed to be sold and exhibited in a fully fenced and secure area	As per § 12-33 (X) (1) outdoor merchandise shall be w/in a enclosed building	The Wal-Mart's site plan is proposing an outdoor seasonal garden sale [type of screening is unclear]
Utility and Permit Fees	Water & sewer based upon fee sch. existing at time of signature of the Agreement. [Fees have	N/A	The site plan is proposing to connect to the Town's Water and Sewer. Connection fees

	remain the same since 1984]		depend on size of bldg. [Fees have remain the same since 1984]
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Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 5. Planning Area 5 is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion. This planning area is comprised of residential uses developed at a density of three (3) to (22) dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Town of Davie Comprehensive Plan:

The Comprehensive Plan specifies within the Commercial Land Category the scale of community developments.

Community Shopping Centers: typically range from approximately 100,000 to 300,000 square feet of gross leasable area and is generally built around one or more junior department store(s), variety store(s) or “big box” specialty store(s) and supermarket as the major tenant. Community shopping centers typically range in area from approximately 10 to acres and serve trade areas ranging from estimated 40,000 to 150,000 people.

Applicable Goals, Objectives & Policies:

Future Land Use Element, Policy 7-1: The Town shall endeavor to expand its economic base through expansion of the commercial sector of its economy.

Future Land Use Element, Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways, and arterials. Commercial uses located on arterials not designated by the Future Land Use Plan Map as Commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential Commercial use.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Element, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site is a 36.08-acre parcel of land located on the northwest corner of University Drive and Orange Drive. The petitioner is proposing a one (1)-story retail structure. The entire proposed structure (Wal-Mart Supercenter) is approximately 202,853 square feet. The subject site contains two (2) existing single-family residential structures and is zoned B-2, Community Business District with a land use of commercial. To the north is Rolling Hills Lakes Estates, zoned R-5, Low Medium Density Dwelling District, and to the east are retail/service/restaurant structures zoned B-1 & B-2, Neighborhood Business and Community Business Districts. To the south of the subject site is the C-11 canal and Town Plaza at Davie zoned B-2, Community Business and Community Facilities Districts, and to the west is Alpine Woods residential development zoned R-5 & PRD-5, Low Medium Density Dwelling, and Planned Residential Districts.

The placement of the proposed retail structure has been pushed up to the major thoroughfares, University Drive and Orange Drive, and as far away from the existing residential developments to the north and west. The site is designed with an emphasis on pedestrian movement on and throughout the property with four (4) access points from existing/proposed concrete sidewalks along the eastern and southern boundary lines.

The subject site proposes truck delivery bays and trash compactors in the rear of the retail structure (south side of the structure). The petitioner is proposing an 8' screen wall along the western side of the site and 6' decorative fence along the northern side of the site to encapsulate the retail structure and parking area from adjacent uses.

2. *Architecture:* The architectural elevations of the proposed Wal-Mart has changed dramatically throughout the Development Review Committee (DRC) process and at Site Plan Committee (SPC) meetings. Presently, the architecture design of this one-story retail structure exemplifies natural features and colors. A cornice treatment is placed along the top of parapet exterior wall for aesthetic purposes and to screen the mechanical equipment on the roof. Additionally, the front elevations consist of a concrete tile roof broken up by boxy finish build-outs with flat roofs.
3. *Access and Parking:* Access onto the subject site is via three (3) openings along the eastern and southern boundary lines, perpendicular to University Drive and Orange Drive. These access openings permit vehicular traffic on and off-site. Proposed parking for this site is located along the northern, eastern, and western sides of the structure.

The site provides eight-hundred and twenty-eight (828) standard parking spaces and twenty-seven (27) handicapped spaces for a total of eight-hundred and fifty-five (855)

spaces. The Land Development Code requires eight-hundred and twelve (812) parking spaces based on the retail structures square footage.

4. *Lighting:* Lighting on the site is subject to the "Settlement Agreement" in regards to pole height. The lighting plans propose a 30' high mounted pole. Lighting design meets the current Land Development Code that requires an average of one (1) foot-candle for exterior parking facilities and no spillover of one (1) foot-candle specifically along the northern and western property lines.
5. *Signage:* Signage is not part of this site plan application. All signs shall meet the "Settlement Agreement" or code prior to the issuance of a building permit.
6. *Landscaping:* Landscaping on the site is subject to the "Settlement Agreement" in regards to buffer widths. The settlement requires a 10' landscape buffer at all rights-of-way. The landscape plan proposes a 30' landscape buffer along University Drive and 20' landscape buffer along Orange Drive. The landscape plan proposes to preserve the existing live oaks located in the northeast portion of the property. Additionally, the landscape plan proposes to relocate Live Oaks that may be in conflict with site design.

The Landscape Plan proposes a continuous berm with Bald Cypress, Live Oaks and Mahgony along University Drive and Orange Drive. All plant material within site triangle shall be a maximum of thirty-six (36) inches in height. Furthermore, all trees on site are to maintain a minimum of 15' from light poles.

7. *Drainage:* The subject site lies within Central Broward Drainage District. Conceptual approval from Central Broward Drainage District shall be obtained prior to issuance of any site development permit. The petitioner is proposing storm water detention ponds along northern and western boundary lines, as well as in the southeast portion of the site to meet drainage requirements.
8. *Open Space and Recreation:* The Pine Island Ridge - Recreational Trail ends at both the northeast and southwest corners of the subject site. The plan proposes to enclose this recreational trail along the northern and western boundary lines. The recreational trail will accommodate leisure activities to and from the subject site. Additionally, the recreational trail will allow pedestrians to access numerous Davie parks and other trails.

The subject site proposes a 100' scenic corridor buffer along the southern boundary line. The intent of the scenic corridor is to preserve and enhance the rural character and scenic qualities along identified roadways including portions of Orange Drive.

9. *Compatibility:* A new 202,853 square foot Wal-Mart prototype building is difficult to be considered compatible with the existing properties to north and west of the subject site. As a result, the proposed placement of the building was intricately introduced into the site design to minimize existing impacts with natural on-site features and adjacent residential neighborhoods. However, the Wal-Mart prototype building would be considered

compatible with existing properties to the east and south of the subject site. These properties consist of the same and/or similar land uses, zoning designations and are retail in use.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning:

1. Illustrate existing and proposed NVAL access openings. According to the approved Spielman-Margolis Replat, the NVAL will need to be amended to accommodate the proposed access openings. *(This has been completed)*
2. Provide thirty-six (36) inch high planting material around all mechanical equipment and dumpster/compactor walls. *(This has not been completed)*
3. Landscaping appears to be blocking portions of the proposed trail along the northern and western boundary lines. *(This has not been completed)*
4. Denote all planting material on the landscape plan. *(This has not been completed)*

Engineering:

1. Submit a traffic impact analysis on state roads and local roads adjacent to the proposed development.

The project is located on the west side of University Drive and north of Orange Drive. The project traffic impact study indicates that it will generate 31 u-turn movements northbound from a proposed southbound left turn lane on University Drive's median into the shopping plaza on east side of University Drive. The overall site plan shows a distance of 120' from the exit lane of the project's northern driveway to the beginning of this southbound stacking left turn lane. This short distance of 120' is not feasible for the southbound traffic weaving through 3-lanes of traffic to make u-turns. Also, U-turn movements will be very difficult at this assigned left turn opening as designed.

Similarly, the project traffic impact study indicates that it will generate 63 u-turn movements northbound from the existing southbound left turn lane at the intersection of University Drive and Griffin Road. The level of service for University Drive and Griffin Road intersection has been rated at level of service F. The south bound lane level of service F will not support the additional u-turn movements.

* Applicant's Response - Based on BCTED data, a current traffic cycle at University Drive and Griffin Road is approximately 160 seconds and the southbound left turn phase on University Drive is only 29 seconds. Sixty-three (63) additional u-turn movements generated from this project during peak hour indicate an average of one (1) u-turn movement for every 10 seconds or an additional three (3) u-turns per cycle. These three (3)

u-turns in addition to the existing turning movements are unacceptable for the SBL level service F.

(The traffic response did not address staff concern of excessive U-turn movements at specific locations as indicated above.)

2. Provide road and drainage improvements for Orange Drive to meet the TOD engineering standards. Roadway improvements include a left turn lane at the existing bridge located to the west of University Drive. Boring tests must be performed on the existing street sub-bases and re-construction of the roadway as applicable.

(This comment has not been resolved, for traffic improvement, provide a westbound left turn lane on Orange Drive to southbound at the bridge west of University Drive. A review of the submitted geotechnical report for Orange Drive indicates that the sub-bases appear to be inadequate. Orange Drive must be reconstructed as applicable.)

3. Provide road and drainage improvements for SW 76th Avenue. Roadway improvement includes a completion of a missing section of road connection from Orange Drive & Griffin Rd. to SW 39th Street. Adequate road right-of-way must be acquired. *(This comment has not been resolved.)*
4. Provide an additional westbound right turn lane on SW 39th Street to northbound University Drive at the intersection of University Drive & SW 39th Street. *(This comment has not been resolved.)*
5. Provide contribution to local road and traffic calming improvement fund.
6. Provide emergency generator for the proposed lift station.

Traffic Consultant Recommendations:

1. We believed that a higher percentage of the project traffic leaving to the east will tend to utilized Orange Drive. Drivers returning to the east will use the bridge east of University to connect from Griffin Road back to Orange Drive. We feel that 1% is a low number for Orange Drive traffic.
2. We do not considered a 0.5 % growth factor to be representative of the development of the project area. During the past several years there has been construction on Griffin Road, which will tend to make the counts not reflect the actual growth trends. In addition there is currently a lot of development west of Pine Island Road. Therefore we believed that a greater growth factor will be more realistic.
3. We are concerned with impact to the University Drive/ Griffin Road intersection. The intersection is already congested and according to the report is close to failure. If we take into consideration a realistic growth rate and the fact that the year 2007 conditions are analyzed optimistically with an optimized split, we fear that this may result in a failing intersection, especially for the southbound left-turn movement where the project is adding over a 100 vehicles.
4. Even though the proposed traffic distribution for the project is generally consisted with the FSUTMS model, it is practical to assume that more drivers will tend to use SW 76 Avenue as a returned route to try to avoid a U-turn in an already congested intersection, and avoid traveling on University Drive. The impact to the SW 76 Avenue/SW 39th Street should be considered under these conditions.

Fire Department:

1. Fire hydrant needs be located in the North end of parking area. *(This has been completed)*

Public Works Department:

1. Fencing lake areas where no wall is proposed. *(This has been completed)*

Utility Department:

1. Show utility easements and proposed utility lines on all paving and drainage, lighting and landscaping plans. *(This has been completed)*

Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town's development procedures. As per the Town of Davie Code, the petitioner conducted two (2) meetings with the public on August 31, 2005 and September 14, 2005. The meetings were held at Town of Davie Police Station located at 1230 South Nob Hill Road. Refer to the attachments for citizen participation report, notice of meetings, list of property owners, and summary of discussion at both meetings. Also Refer to the public participation summary attachment.

Staff Analysis

In 1984, the Town Council approved Alpine Woods, this development consisted of single-family homes adhering to the R-5 & PRD-5, Low Medium Density Dwelling and Planned Residential Zoning Districts. In 1992, Town Council approved both the 'Margolis Plat' and 'Spielman Plat' allowing a total of 366,900 square feet of commercial uses. In 1994, a non-substantial deviation relating to the Rolling Hill's DRI was approved by Town Council. This allowed a less intense development to the north of condominiums to single-family homes. In 1995, the Town Council approved Rolling Hills Lakes Estates, which consisted of 240 dwelling units that utilized the R-5, Low Medium Density Dwelling Zoning District.

The subject site is zoned B-2, Community Business District and is designated Commercial on the Town of Davie Future Land Use Map. A retail building no greater than 40,000 square feet is permitted in this zoning district. According to the Settlement Agreement, there is no maximum building size restriction.

Findings of Fact

Staff finds that the site plan is consistent with the general purpose and intent of the B-2, Community Business District regulations in light of the Settlement Agreement, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration. The following condition shall be met prior to final site plan approval:

Planning and Zoning Division Recommendations:

Site Plan (C1, C1-A, and C1-B):

1. Provide landscape material around all cart corrals.
2. Provide a traffic circle or some other traffic movement devices to reduce the possibility of vehicles getting backed up at the entrance.
3. Place all overhead lines underground along University Drive and Orange Drive.
4. Reconstructing two (2) more feet of CBS on top of the existing six (6) foot CBS wall along the northern property line adjacent to the residential development or rebuild a 8' wall.
5. Connect the proposed meandering sidewalk with handicapped access paths within the landscape median in front of the retail structure.
6. Provide linear sidewalk in the landscape median in front of the retail structure.
7. Remove the proposed signage from the site plan package.
8. Provide more details on screen wall along the southern boundary line.
9. Show all wall elevations with building elevations.
10. Correspond all details with the appropriate site plan sheet. (i.e. proposed wall)

Elevation (A0.2):

1. Provide a more neutral color.
2. Construct an entry feature (may be with a structural breezeway) along the eastern elevation.

Landscape Plan (LA1 through LA3-B):

1. Provide landscape island between all parking aisles throughout the site for shade and to break up the 11.5 acres vehicular use area.
2. Provide landscaping along the south side of the entrance drive in front of the north elevation.
3. Provide a higher (8' high from edge of pavement, totaling an 16' elev.) / continuous berm along the eastern and southern boundary lines. Provide larger tree caliber and quality along these berms than what has been proposed.

Landscaping Division Recommendations:

1. Staff suggests substituting some of the Geiger trees for 'East Palatka Ilex Cassine, Cassia 'Mexicana,' Magnolia 'Little Gem,' Tabebuia Impetigininosa (Purple Tab.) for diversity in flowering trees.
2. Landscaping staff strongly recommends increasing the canopy, under canopy landscaping along the north and west buffers due to the impact the site will have on the surrounding residential developments.

Site Plan Committee Recommendation

At the May 9, 2006 Site Plan Committee Meeting, Mr. Evans made a motion, seconded by Mr. Aucamp, to table MSP 6-1-05, Wal-Mart to June 13, 2006. **(Motion carried 5-0)**

At the June 13, 2006 Site Plan Committee Meeting, Mr. Breslau made a motion, seconded by Mr. Aucamp, to approve MSP 6-1-05, Wal-Mart subject to Planning and Zoning Division Recommendations, under *Site Plan*, excluding numbers 2, 3, and 4; under *Landscape Plan*, excluding numbers 1, 2, and 3; and all other recommendations stay in tact. Also include the following: 1) that the applicant agrees to modify the entry curve on the southern University Drive entrance including the divider island; 2) the compactor wall needs to be brick clad and all other walls will be of stone and brick materials; 3) the eight-foot screen wall on Orange Drive will match the brick and stucco facades; 4) the western wall is to be extended to the southern curb as far as possible in the truck loading dock area; 5) clarify that the garden center storage is reflected accurately on plans A0.1; 6) create a loading area for the garden area that is not in a drive aisle; 7) that the applicant agrees not to have outside garden areas or displays, ever; 8) the retaining walls on University Drive that had been discussed will be of brick and stone facades, with additional decorative sections, or stone columns, or landscaped "hardscape" walls; 9) cart corrals will not have Wal-Mart signage on them at any location (and make them look attractive); 10) add stop bars, stop signs and arrows by the rear loading dock area where missing; 11) adjust light levels in the parking lot and review with Town staff so that there would not be excessive lighting in areas where not needed; 12) on the north side buffer, add Oak trees every 30 feet staggered forward and back on the ten-foot buffer that begins on the corner of the property and goes to the conservation area; 13) applicant will use best efforts to vacate and/or get permission to plant in the northern utility easement, and if permission is obtained, spread out the landscaping to match the staggering Oak tree plan; 14) add Cocoplum hedge/understory in the Oak tree area as described in item number 12; 15) add staggered Oaks on the northeast corner of the landscape buffer (right side of preserve/conservation area); 16) match entry trees on University Drive entrances and at the corner of Orange Drive and University Drive by adding clusters of Royal Palms and each area will be clusters of five trees except for the corner of Orange Drive and University Drive, on that corner there will be a cluster of nine Royal Palms on the corner feature; 17) add retaining walls in the berms with stone facades on University Drive and Orange Drive (agreed to have three on the south end, one between each of the entrances on University Drive, and one on the hardscaped corner); 18) with regard to the landscaping, the landscaping plan is to come back before the Committee for a final review; 19) add decorative lighting on the sidewalks in front of the store along with some bollard lighting in addition to just the wall lighting; 20) with regard to traffic

issues, Wal-Mart will continue to diligently pursue a signal light on University Drive throughout the approval process; 21) Wal-Mart has agreed to contribute \$100,000 towards the 76th Avenue improvements; 22) Wal-Mart has agreed to provide the left-turn lane at the bridge on Orange Drive; 23) Wal-Mart has agreed that there will be no overnight parking of RVs' or campers on the property and that will be a deed restriction on the property; 24) Wal-Mart has agreed that there will be no deliveries between 11:00 p.m. and 7:00 a.m.; 25) that Wal-Mart will do a redesign of the sidewalk that comes down University Drive, around the retention area, around the Snyder property and connecting into Orange Drive and the sidewalks on Orange; and that this approval is subject to the Town Attorney giving a legal opinion that the Development Agreement is still valid. **(Motion carried 3-0 with Chair Aitken, Aucamp, and Breslau voting in the affirmative. It should be noted that Chair Aitken voted in the affirmative in order to move the application along in the process. If a forth member was present, her vote would have been no)**

Town Council Action

Exhibits

1. Site Plan
2. Public Participation Summary
3. Future Land Use Plan Map
4. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

Exhibit 1 (Petitioner's Public Participation Summary)



200 EAST BROWARD BOULEVARD
FORT LAUDERDALE, FLORIDA 33301

POST OFFICE BOX 1900
FORT LAUDERDALE, FLORIDA 33302

(954) 527-2412
FAX: (954) 333-4012
SUSAN.MOTLEY@RUDEN.COM

September 22, 2005

David Abramson
Town of Davie Planning and Zoning Division
6591 S.W. 45th Street
Davie, FL 33314

**Re: *Proposed Wal-Mart Supercenter
Northwest Corner of Intersection of Orange Drive & University Drive
Citizen Participation Report***

Dear David:

Although the development of the above-described property is governed by the Town's 1989 Code of Ordinances as a result of the Settlement and Development Agreement between the owners of this property and the Town of Davie, Wal-Mart Stores East, LP, agreed to voluntarily follow the provisions of Ordinance 2004-31 by holding meetings to solicit input from surrounding residents concerning the proposed Supercenter. I previously sent you a Citizen Participation Plan dated August 18, 2005. We have completed that Plan.

Enclosed is an Certification Letter executed by Chris Cutro with supporting documentation about the individuals notified for the two scheduled citizen participation meetings which took place on August 31, 2005, and September 14, 2005. Both of these meetings occurred at the Town of Davie Police Station located at 1230 South Nob Hill Road. Attached as Exhibit "A" to this letter is a summary of the discussions at the August 31, 2005 meeting. Attached too is Exhibit "B" which is a summary of the discussions at the September 14, 2005 meeting. The summaries also include discussion of some proposed changes to the Wal-Mart site plan and operation based upon the comments and concerns expressed by area residents.

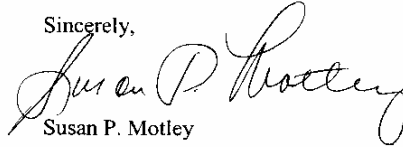
FTL:1538946:1

RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.

David Abramson
Town of Davie Planning & Zoning Division
September 22, 2005
Page 2

We do not believe that any additional organized citizen meetings will be productive although Wal-Mart representatives are willing to discuss with individuals any additional comments or concerns. We are now ready to proceed to meet with the Town DRC to continue the approval process. If you have any questions, please give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan P. Motley". The signature is fluid and cursive, with the first name "Susan" being more prominent than the last name "Motley".

Susan P. Motley

SPM/lks
Enclosures
cc: Barbara Hall, Esq.

FTL:1538946:1

CERTIFICATION LETTER

Town of Davie

Date: August 30, 2005

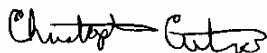
Applicant: Ruden McClosky

Subject Property: All of Spielman-Margolis Replat as recorded In Plat Book 168, Page 46 of the Public Records Of Broward County, Florida.

General Location: Northwest corner of Orange Drive & University Drive

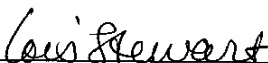
This letter certifies that the attached notification and location map were sent to the persons on the attached lists of property owners supplied by the Town of Davie. The notice and map were mailed on August 19, 2005.

Sincerely,



Christopher Cutro, AICP

Sworn to and subscribed before me this 31st
day of August 2005.



Signature of Notary



Lois Stewart
MY COMMISSION # DD163323 EXPIRES
December 17, 2006
BONDED THRU TROY FAIR INSURANCE, INC.



200 EAST BROWARD BOULEVARD
FORT LAUDERDALE, FLORIDA 33301

POST OFFICE BOX 1900
FORT LAUDERDALE, FLORIDA 33302

(954) 527-2412
FAX: (954) 333-4012
SUSAN.MOTLEY@RUDEN.COM

August 18, 2005

NOTICE OF MEETINGS

**Re: *Proposed Wal-Mart Supercenter
Northwest Corner of Intersection of Orange Drive & University Drive
Site Plan Application/Citizen Participation Plan
Spielman-Margolis Replat***

Dear Resident or Interested Person:

On Wednesday, August 31, 2005, at 7:00 p.m., a meeting will take place at the Police Department in the Town of Davie, located at 1230 S. Nob Hill Road (corner of SR84 and Nob Hill Road) to discuss the development of a Wal-Mart Supercenter on the above-described property. You will be able to review the proposed plans for the project which will consist of approximately 36.08 acres and an approximately 202,853 square foot store. A reduced copy of the site plan is enclosed with this notice. The purpose of this meeting is to meet with area residents and to listen to any comments or suggestions you may have for this project. There will be a second meeting on September 14, 2005 at 7:00 p.m. in the same location to continue discussions on the project.

Sincerely,

Susan P. Motley

SPM/lks

Enclosure: Proposed Site Plan

cc: Town of Davie Planning Division

FTL:1514805:1

RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.

FOLIO	NAME_LINE	NAME_LINE1	ADDRESS_U	ADDRESS_1
504128230700	ABRAMS,KENNETH & SHARON		4330 SW 82 WAY	DAVIE FL 33328-2975
504128230940	ADAMS,DANNY P & PAMELA A		8146 N SAVANNAH CIR	DAVIE FL 33328
504128010150	ADAMS,DEBORAH ODELE TR	ADAMS,WILLIAM J TR	4192 S UNIVERSITY DR	DAVIE FL 33328-3008
504128240160	ADAMS,JONATHAN EDWARD		7781 SW 42 CT	DAVIE FL 33328-3125
504128010167	ADAMS,WILLIAM J TR &	ADAMS,DEBORAH ODELE TR	4196 S UNIVERSITY DR	DAVIE FL 33328-3008
504128010152	ADAMS,WILLIAM TR		4192 S UNIVERSITY DR	DAVIE FL 33328-2986
504128230600	ALBANO,LARRY & JANICE		4342 SW 84TH TER	DAVIE FL 33328-2967
504128230840	ALI,MUHAMMAD A & SELINA		8275 SW 42ND CT	DAVIE FL 33328-2968
504128280060	ALLEN,MICHAEL R & MARY A		8292 SW 44TH PL	DAVIE FL 33328-2968
504128231030	ALLEN,SCOTT R		8465 SW 42 CT	DAVIE FL 33328
504128160330	ALLES,MICHAEL F & CINDEL		8370 SW 41 CT	DAVIE FL 33328-2944
504128040012	ALPINE WOODS OF ROLLING HILLS	HOMEOWNERS ASSN INC	1888 NW 21ST ST STE 204	POMPANO BEACH FL 33069-1334
504128040011	ALPINE WOODS OF ROLLING HILLS	HOMEOWNERS ASSN INC	1888 NW 21ST ST STE 204	POMPANO BEACH FL 33069-1334
504128040013	ALPINE WOODS OF ROLLING HILLS	HOMEOWNERS ASSN INC	1888 NW 21ST ST STE 204	POMPANO BEACH FL 33069-1334
504128040011	ALPINE WOODS OF ROLLING HILLS	HOMEOWNERS ASSN INC	1888 NW 21ST ST STE 204	POMPANO BEACH FL 33069-1334
504128230290	ALTIERI,LORIE		4000 E LAKE ESTATES DR	DAVIE FL 33328
504128210010	AMOCO OIL CO	% ERNEST & YOUNG LLP	PO BOX 0629	CHICAGO IL 60606-0629
504128230490	ANLAS,URSULA ISABEL		8444 SW 42 CT	DAVIE FL 33328-2964
504128231180	ANTHONY,RICHARD		8402 SW 44TH PL	DAVIE FL 33328-2970
504128290360	ANTONSON,DONALD & GULSIBEL		4081 E LAKE ESTATES DR	DAVIE FL 33328-3072
504128190010	ARCHDIOCESE OF MIAMI	ST DAVID CHURCH	9401 BISCAYNE BLVD	MIAMI SHORES FL 33138-2970
504128240010	ARISTIZABAL,RAMIRO & MAGDA B		4332 SW 78 DR	DAVIE FL 33314
504128040660	AUGUSTINE,GLORIA J		4080 SW 82ND TER	DAVIE FL 33328-2949
504128230290	AUGUSTUS,VICKI R		4271 SW 82ND WAY	DAVIE FL 33328-2979
504128040420	AUSPITZ,ANNA 1/2 INT EA	MCINNIS,MARK	8261 SW 41 ST	DAVIE FL 33328-2938
504128230590	BAGWELL,GERALDINE TRUST		4332 SW 84TH TER	DAVIE FL 33328-2986
504128010189	BAILEY,MODENA		4301 SW 77TH AVE	DAVIE FL 33328-3113
504128010188	BAILEY,MODENA		4301 SW 77TH AVE	DAVIE FL 33328-3113
504128260160	BALL,THOMAS		8273 SW 44TH CT	DAVIE FL 33328-2973
504128040640	BARNARD,JOHN E & BARBARA J		4040 SW 82ND TER	DAVIE FL 33328-2949
504128231150	BARRON,JOHN C 1/2 INT	BARRON,NANCY F	8432 SW 44 PL	DAVIE FL 33328-2970
504128240300	BATEMAN,GORDON K & BARBARA A		4341 SW 78 DR	DAVIE FL 33328
504128230340	BEGUM,ISMAT 1/2 INT EA	CHOWDHURY,MOHAMMAD A	8274 SW 42ND CT	DAVIE FL 33328-2900
504128291230	BELL,LES		4183 W LAKE ESTATES DR	DAVIE FL 33328
504128230050	BENNIS,KEVIN & THERESA		8421 SW 44 PL	DAVIE FL 33328-2971
504128230970	BIVONA,KIMBERLY MURIN		8405 SW 42ND CT	DAVIE FL 33328-2965
504128231170	BLACK,ROBERT SHAWN & AMANDA J		8412 SW 44 PL	DAVIE FL 33328-2970
504128040550	BLAKENEY,BECKY ANN		3980 SW 63RD TER	DAVIE FL 33328-2929
504128040490	BLEIER,LARRY & KATHLEEN		4031 SW 82 TER	DAVIE FL 33328-2950
504128290730	BONAVIA,EDWARD NEAL &	WESTBERRY,MARGARET	4203 W LAKE ESTATE DR	DAVIE FL 33328
504128291220	BONNER,JAMES III & KELLY A		8301 SW 44 PL	DAVIE FL 33328
504128230750	BOOTH,HARRY S & DOROTHY S		8240 SW 41ST CT	DAVIE FL 33328-2972
504128160200	BOOTH,ROZALIA & FERENC		4340 SW 82 WAY	DAVIE FL 33328-2943
504128230690	BOUER,RENEE		8280 GRIFFIN RD	DAVIE FL 33328-2975
504128010320	BOVEE,BARRY F		4370 SW 82ND WAY	DAVIE FL 33328-3715
504128230660	BOWES,PATRICK J JR & LOUISE J		2475 NORTHWINDS PKWY #400	ALPHARETTA GA 30004
504128010215	BP PRODUCTS NORTH AMERICA INC		3501 W ROLLING HILLS CIR	DAVIE FL 33329-1944
504128290010	BROWARD ANCHOR INTL LTD	% GOVERNMENTAL CENTER	115 SANDREWS AVE	FORT LAUDERDALE FL 33301-1801
504128010240	BROWARD COUNTY COMMISSIONERS	GOVERNMENTAL CENTER	115 SANDREWS AVE STE 409	FORT LAUDERDALE FL 33301-1801
504128100010	BROWARD COUNTY COMMISSIONERS	GOVERNMENTAL CENTER	115 SANDREWS AVE STE 409	FORT LAUDERDALE FL 33301-1801
504128280190	BROWN,CHARLES A & PAULA A		8320 SW 44 CT	DAVIE FL 33328-2972
504128240220	BROWNE,GLENN W & JUDITH A		4241 SW 78 DR	DAVIE FL 33328
504128280250	BRUNS,MARILYN D		8260 SW 44 CT	DAVIE FL 33328-2968
504128230200	BURGESS,G ROB ROY & ANN MARIE		4410 SW 82ND WAY	DAVIE FL 33328-2976
504128010163	BURKHARD,GERALD C REV TR		3100 N OCEAN BLVD #401	FT LAUDERDALE FL 33308-7188
504128010165	BURKHARD,GERALD C REV TR		2845 NE 9 ST APT 1003	FT LAUDERDALE FL 33304

504128291090	BUSE NICOLAE	8008 S SAVANNAH CIR	DAVIE FL 33328
504128280260	CABALLERO BARBARA	8250 SW 44TH PL	DAVIE FL 33328-2968
504128240100	CADY JAMES MICHAEL 1/2 INT	7773 SW 42 PL	DAVIE FL 33328-3123
504128240020	CAIN JORDAN S	4322 SW 78TH DR	DAVIE FL 33328-3112
504128291172	CAINEAU STEPHANE 1/2 INT	4431 SW 77 AVE	DAVIE FL 33328-3108
504128291180	CALABRESE JOHN B & CINDY J	8188 S SAVANNAH CIR	MIAMI FL 33155-1228
504128160010	CALICO COUNTRY HOMEOWNERS ASSN	8299 CORAL WAY	DAVIE FL 33328-3121
504128240050	CAMPBELL JAY R	7775 SW 43 CT	DAVIE FL 33328
504128290820	CAMPBELL JOHN H & JACQUELINE &	8087 N SAVANNAH CIR	DAVIE FL 33328-2949
504128160020	CARBY ELIS E & EDNA	4090 SW 82ND TER	DAVIE FL 33328-2939
504128160050	CARDINAL BRETT & AJA	8350 SW 41 ST	DAVIE FL 33328-2964
504128230470	CARR DAVID A & MAUREEN E	8424 SW 42ND CT	DAVIE FL 33328
504128290830	CASAS LUIS & JHOLENNE M	8067 N SAVANNAH CIR	HOLLYWOOD FL 33024-8202
504128240320	CENTRAL BRO WATER CONTROL DIST	8020 STIRLING RD	HOLLYWOOD FL 33024-8202
504128240310	CENTRAL BRO WATER CONTROL DIST	8020 STIRLING RD	DAVIE FL 33328-2938
504128040440	CHENEY DAVID G JR & KAREN L	8241 SW 41ST ST	DAVIE FL 33328-3124
504128240110	CHINELLY JAMES A SR & PAMELA J	4232 SW 78TH DR	DAVIE FL 33328-3121
504128240040	CINNEY DENNIS M	7776 SW 43RD CT	DAVIE FL 33328-3125
504128010307	CLAUS DAVID J & LISA R	4670 SW 63 TERR	DAVIE FL 33328-2977
504128230190	CLUTTER RANDALL 1/4 INT	4411 SW 82 WAY	DAVIE FL 33328-2966
504128230870	COHEN LOUIS A &	8305 SW 42 CT	DAVIE FL 33328-3031
504128290850	CONTI KIMBERLY S	8027 N SAVANNAH CIR	DAVIE FL 33328-3126
504128240230	CORREA JORGE H & ADRIANA	4251 SW 78TH DR	DAVIE FL 33328-2972
504128230120	CORREA RENEE MARIE 1/2 INT	8331 SW 44TH PL	DAVIE FL 33328-3108
504128010174	COSNER J C & LINDA D	4451 SW 77TH AVE	DAVIE FL 33328
504128291200	COUSINEAU JERRY & MINDY	8228 S SAVANNAH CIR	DAVIE FL 33328
504128230390	COVINGTON JAMES L REV TR	3060 PERRIWINKLE CIR	DAVIE FL 33328
504128291240	CRANSHAW DONALD L & SANDRA I	4163 WEST LAKE ESTATES DR	DAVIE FL 33328
504128050010	CRONE B LAWRENCE REV TR	2210 BERLIN TURNPIKE	NEWINGTON CT 06131-0600
504128160040	CROWSHAW ANN L 1/2 INT	8200 SW 41ST ST	DAVIE FL 33328-2937
504128231020	CUPPLES GEORGE R & DEIRDRE W	8455 SW 42ND CT	DAVIE FL 33328-2965
504128040450	DAILY ARTHUR W & BARBARA B B	8231 SW 41ST ST	DAVIE FL 33328-2938
504128290720	D'ALLESSANDRO RICHARD	4042 W LAKE ESTATES DR	DAVIE FL 33328
504128290910	DAMSKY GERALD R & DEBRA S	8086 N SAVANNAH CIR	DAVIE FL 33328-3112
504128240030	DANIELSON LEE K 1/2 INT	4312 SW 78 DR	DAVIE FL 33328
504128290750	DAVIS RUDOLPH E & JANETTE L	4102 W LAKE ESTATES DR	DAVIE FL 33328-3123
504128240090	DAY CHARLES G &	7774 SW 42 PL	DAVIE FL 33328-2939
504128160570	DEANGELO GEORGE L JR & SHIRLEY A	8330 SW 41ST ST	DAVIE FL 33328-2967
504128230830	DECHERT JAMES & ROBIN	8265 SW 42ND CT	DAVIE FL 33328-2941
504128160520	DELAWARE WINSTON A JR & RANDA J	8400 SW 41ST ST	DAVIE FL 33328-2945
504128160620	DELUISE MARIE J L E	8311 SW 41 CT	DAVIE FL 33328-2900
504128230360	DENNISON RUTH L	8294 SW 42ND CT	DAVIE FL 33328-2932
504128040380	DEPAUL HELEN	8321 SW 41 ST	DAVIE FL 33328
504128291170	DERAKSHAN M V 1/2 INT EA	8168 S SAVANNAH CIR	HOLLYWOOD FL 33081-1689
504128220010	DEUTSCH PETER TR	PO BOX 817689	HOLLYWOOD FL 33081-1689
504128220012	DEUTSCH PETER TR	PO BOX 8080	LAKELAND FL 33602-8080
504128220013	DISCOUNT AUTO PARTS INC	5241 PENNOCK POINT ROAD	JUPITER FL 33458-3409
504128120010	DJL GRIT LIMITED PARTNERSHIP	8315 SW 42 CT	DAVIE FL 33328-2966
504128230880	DUKE RICHARD TODD	8250 SW 41 CT	DAVIE FL 33328-2943
504128160210	EHLERS JOSHUA J	8211 SW 41ST CT	DAVIE FL 33328-2983
504128180140	ELAM JERRY W & JODI J	4412 SW 84TH TER	DAVIE FL 33328-2949
504128230020	ELWELL ROBERT & VICKI	4030 SW 82 TER	DAVIE FL 33328-2948
504128040630	EVANS DAVID J	4081 SW 83 WAY	MIAMI FL 33176
504128040290	EWALD PAUL A & JULIETA	9600 N KENDALL DR	DAVIE FL 33328-2969
5041282200010	EXECUTIVE NATIONAL BANK	8312 SW 44 PL	DAVIE FL 33328
5041282200040	FAUR JOHN & GEORGETA	8271 SW 44 PL	DAVIE FL 33328
504128230180	FERNANDEZ GREGORY & ISABEL	8147 N SAVANNAH CIR	DAVIE FL 33328
5041282290790	FERNANDEZ JOSE & GILDA		

504128230410	FERRIS, FRANK M & FINAZZO, JANET M TR	PUENTE, MIRELLA A	8364 SW 42 CT	DAVIE FL 33328-2963
504128010208	FINAZZO, JANET M TR	FINAZZO, A M TR, FINAZZO, J S TR	8858 BLOOMFIELD BLVD	SARASOTA FL 34238-3231
504128010372	FINAZZO, MICHAEL A TR		8858 BLOOMFIELD BLVD	SARASOTA FL 34238
504128280220	FINKELSTEIN, JOAN B		8290 SW 44TH CT	DAVIE FL 33328-2968
504128291030	FISHEL, PETER L & DONNA S		8119 S SAVANNAH CIR	DAVIE FL 33328
504128230400	FLORES, PEDRO & LUZ		8354 SW 42 CT	DAVIE FL 33328-2963
504128229241	FLORIDA GOLF MGMT INC		450 LAS OLAS BLVD #1500	FT LAUDERDALE FL 33301-2291
504128280110	FLORIDA GOLF MGMT INC		450 LAS OLAS BLVD #1500	FT LAUDERDALE FL 33301-2291
504128280110	FOLDES, FRANK JR & FAYDANALLY		8323 SW 44 COURT	DAVIE FL 33328-2966
504128160350	FOLEY, BRIAN 1/2 INT FA	HERNANDEZ, LIZETTE	8410 SW 41 CT	DAVIE FL 33328-2946
504128280300	FONTANILLS, GAIL MANDZAK		4450 SW 82ND WAY	DAVIE FL 33328-2976
504128040340	FRIEZER, ALAN & SUZANNE		4060 SW 83RD WAY	DAVIE FL 33328-2948
504128230520	FRITZ, RODNEY L		8474 SW 42ND CT	DAVIE FL 33328-2964
504128290860	FUCHIMO TO, SHINTARO & KAZUMI		8007 N SAVANNAH CIR	DAVIE FL 33328-3031
504128230730	GARZON, PATRICIO X		4300 SW 82ND WAY	DAVIE FL 33328-2975
504128230640	GEIGER, STEPHEN M & KIM J		4410 SW 82ND WAY	DAVIE FL 33328-2976
504128230380	GEISMAR, JANET		8314 SW 42ND CT	DAVIE FL 33328-2963
504128230310	GENOVA, JAMES J 1/2 INT	GENOVA, LAURA	4251 SW 82 AVE	PLANTATION FL 33328-2979
504128160320	GEORGINNA, PETER & MELISSA & GILCHRIST, JAMES & DORIS J	CARR, CAREN	8360 SW 41 CT	DAVIE FL 33328-2944
504128040560	GILCHRIST, JAMES & DORIS J		4021 SW 82ND TER	DAVIE FL 33328-2950
504128230610	GIRAUD, VINCENT P & CLEMENCE A		4440 SW 82 WAY	DAVIE FL 33328-2976
504128230110	GIRONA, NESTOR & CHRISTINE		8341 SW 44 PL	DAVIE FL 33328-2972
504128291010	GLICKMAN, ROSE ELLEN		8159 S SAVANNAH CIR	DAVIE FL 33328
504128160170	GODIN, GARY & CARMEN		8210 SW 41 CT	DAVIE FL 33328-2943
504128040540	GODECKE, LAURIE A		3950 SW 83 TER	DAVIE FL 33328-2929
504128160160	GOLDBERG, HOWARD S & ROCHELE N		8200 SW 41 CT	DAVIE FL 33328-2943
504128291050	GOMEZ, RICARDO		8079 S SAVANNAH CIR	DAVIE FL 33328
504128160270	GONZALEZ, JULIAN		8310 SW 41 CT	DAVIE FL 33328-2944
504128010331	GOPMAN, RITA EVA		20123 NE 19 PL	NORTH MIAMI BEACH FL 33179
504128010330	GOPMAN, RITA EVA		20123 NE 19 PL	NORTH MIAMI BEACH FL 33179
504128230270	GORZECK, MICHAEL I		4311 SW 82 WAY	DAVIE FL 33328-2978
504128010206	GRAY, WILLIAM T		3901 SW 56TH ST	FORT LAUDERDALE FL 33312-6207
504128290390	GREEN, ROBERT K		4021 E LAKE ESTATES DR	DAVIE FL 33328
5041283340010	GRIFFIN, 78 LTD	% MAYNARD, RICH COS	7850 NW 146 ST #309	MIAMI LAKES FL 33016
504128230080	GRINNELL, CAROLYN CROSS		8371 SW 44TH PL	DAVIE FL 33328-2972
504128010308	GROSS, SANDRA		11757 SW 57 ST	COOPER CITY FL 33330-4151
504128160100	GROSSWALD, GARY I & PAM L		8251 SW 41 CT	DAVIE FL 33328-2943
504128290880	GUTCHEON, MICHAEL W & LAURAL		8026 N SAVANNAH CIR	DAVIE FL 33328
504128290870	HAMILTON, WILLIE & MELINDA		8006 N SAVANNAH CIR	DAVIE FL 33328
504128040600	HAMMOND, WILL O REV TR		4000 SW 82 TER UNIT 108	DAVIE FL 33314
504128040510	HANNA, YUMI		4011 SW 82 TER	DAVIE FL 33328-2950
504128010161	HARRELL, JOHN JR & HARRIS, SAM L & BETTY J	VIGIL, ROBERT	4182 S UNIVERSITY DR	DAVIE FL 33328-3006
504128230780	HART, LEB, ROBERT		4230 SW 82ND WAY	DAVIE FL 33328-2974
504128010341	HEATON, PAUL S JR		8160 GRIFFIN RD	DAVIE FL 33328-3837
504128010305	HENNING, ELIZABETH L & HERRING, JEREMY	OSBORNE, LUNEAL	5715 TAFT ST	HOLLYWOOD FL 33021-4528
504128010340	HERRING, JEREMY		4979 SW 91 AVE	COOPER CITY FL 33328-3519
504128160120	HOFER, DAVID R		8231 SW 41 CT	DAVIE FL 33328-2943
504128240180	HOFFMAN, WILLIAM E 1/2 INT	NEWBERRY, KAREN SUE	4041 E LAKE ESTATES DR	DAVIE FL 33328-3072
504128280070	HOLLOWAY, JEROME		4201 SW 78TH DR	DAVIE FL 33328-3126
504128040560	HOUSE, CAROLYN R		8282 SW 44 PL	DAVIE FL 33328-2968
504128230030	HYOTTE, KEVIN T & MARGARET E		3961 SW 83 TERR	DAVIE FL 33328-2928
504128291120	ILGRANDE, FILIPPO & CAROLE		4422 SW 84TH TER	DAVIE FL 33328-2983
504128240260	ILLES, MICHAEL		8068 S SAVANNAH CIR	DAVIE FL 33328
504128280010	INVEK CORP		4301 SW 78TH DR	DAVIE FL 33328-3127
504128010230	INVEK CORP		6262 BIRD RD STE 3C	MIAMI FL 33155-4882
504128230760	ITURRIA, SARA P		6262 BIRD RD STE 3C	MIAMI FL 33155-4882
504128040390	ITZCHAKI, ZVIA 1/2 INT	HOPPULA, RAJIA M	4250 SW 82ND WAY	DAVIE FL 33328-2974
			8311 SW 41 ST	DAVIE FL 33328

504128291040	JAGER, RENE I 1/2 INT EA	CASITILLO, PATRICIA M	8099 S SAVANNAH CIR	DAVIE FL 33328
504128040430	JEFFERS, JAMES R I 1/2 INT EA	GOMEZ, BETSY	8251 SW 41 ST	DAVIE FL 33328-2938
504128280330	JIMENEZ, DIEGO & PATRICIA		4080 E LAKE ESTATES DR	DAVIE FL 33328
504128240060	JOHNSON, THERSE		4272 SW 78 DR	DAVIE FL 33328-3122
504128280170	JONES, KRISTEN LEE 1/2 INT	JONES, MAUREEN HELEN	8340 SW 44 CT	DAVIE FL 33328-2969
504128280800	JONES, MACK A & MARILYN M		8127 N SAVANNAH CIR	DAVIE FL 33328-3079
504128291270	JONES, ORVA E & LOIS L		4103 WEST LAKES ESTATES DR	DAVIE FL 33328
504128230320	JONSSON, TOMMY A &	MOUNCE-JONSSON, DIANE	4241 SW 82 WAY	DAVIE FL 33328-2979
504128280020	JORDAN, LINDA H 1/2 INT	JORDON, ROBERT M	8332 SW 44TH PL	DAVIE FL 33328-2969
504128150010	JOVA MANAGEMENT INC		4801 ROOSEVELT ST	HOLLYWOOD FL 33021
504128040670	KALIFF, JOAN D		4070 SW 62ND TER	DAVIE FL 33328-2949
50412804160600	KAMENKER, JEROME & ANDREA		8300 SW 41 ST	DAVIE FL 33328-2939
504128290740	KARCINELL, VICTOR & JUDY		4082 W LAKE ESTATE DR	DAVIE FL 33328
504128231000	KATZ, TRACY		8435 SW 42 CT	DAVIE FL 33328-2965
504128230220	KEATON, GILBERT S & FLORENCE R		4351 SW 82ND WAY	DAVIE FL 33328-2978
504128230680	KEEGAN, BRYAN		8280 SW 41ST ST	DAVIE FL 33328-2937
504128160060	KEESLING, MARY		8355 SW 42ND CT	DAVIE FL 33328-2966
504128230920	KELLEY, JOHN MICHAEL		1284 BAYVIEW CIR	DAVIE FL 33328-2972
504128010207	KESSLER, LEONARD		8351 SW 44 PL	DAVIE FL 33328-2943
504128230100	KHONDOKER, LUFTAR R & NAFEESE P		4001 EAST LAKE ESTATES DR	DAVIE FL 33328
504128160190	KIELBASA, JOHN R JR & J LATRELL		4251 SW 77 AVE	DAVIE FL 33314
504128290400	KIICK, MARY M	TYRRELL, MICKI	4270 SW 82 WAY	DAVIE FL 33328-2974
504128010187	KILROY, OLIVER &	KLINE, DAVID J	8255 SW 42 CT	DAVIE FL 33328-2967
504128230740	KLINE, MARIE A 1/2 INT	COSTA, PAMELA A	8303 SW 44 COURT	DAVIE FL 33328-2966
504128230820	KOGOVSEK, BARRY W &		8210 SW 41ST ST	DAVIE FL 33328-2937
504128280130	KOWALSKI, KATHRYN		8250 SW 41ST ST	DAVIE FL 33328-2971
504128160050	KRAFT, GORDON J JR		8411 SW 44TH PL	DAVIE FL 33328-2945
504128040760	KULIC, ROBERT M & LILLIAN		8351 SW 41 CT	DAVIE FL 33328-2973
504128230060	KWONG, WOON TANG & YIM SEUNG CHAN	O'BRIEN, STEVE KYLE	8291 SW 44TH PL	DAVIE FL 33328-3125
504128100660	LAPORTE, JODIE &		7772 SW 42 CT	DAVIE FL 33328-2947
504128230160	LASALLE, JAMES A & CECILIA M		8411 SW 41 CT	DAVIE FL 33328-2947
504128240140	LAYNE, MICHAEL & SHANDA		172 NW 29 TER	FT LAUDERDALE FL 33311
504128160700	LEWIS, STEPHEN & REBECCA	LEWIS, LAYTON A & LEWIS, SHAWN A	8341 SW 41 CT	DAVIE FL 33328-2945
504128040300	LEWIS, JACQUELYN FRELOVE LE		8107 N SAVANNAH CIR	DAVIE FL 33328-3030
504128160650	LIBUTTI, KENNETH C & BARBARA J		4083 W LAKE ESTATES DR	DAVIE FL 33328
504128290810	LICAR, GERALD J		8048 S SAVANNAH CIR	DAVIE FL 33328
504128291280	LICHTER, ADAM B & ERIKA M		8283 SW 44 COURT	DAVIE FL 33328-2995
504128291110	LIGHTBURN, PETER & MARGARET M		8139 S SAVANNAH CIR	DAVIE FL 33328
504128280150	LIN, PLING CHEN	LING, TANG KWAI & LI QIONG	8335 SW 42 CT	DAVIE FL 33328-2966
504128291020	LING, YI YAO 1/2 INT EA		4331 SW 77TH AVE	DAVIE FL 33328-3113
504128230900	LONDON, DEBRA E		2501 S OCEAN DR	HOLLYWOOD FL 33019
504128010171	LONG, DAVID F & KATHY L		4141 SW 76TH AVE	DAVIE FL 33328-3106
504128230960	LOPEZ, FABIO & CAROLINE MARTINEZ		7792 SW 42 CT	DAVIE FL 33328-3125
504128010160	LOPEZ, JANE		8381 SW 41ST CT	DAVIE FL 33328-2945
504128240130	LOPEZ, LUIS F		8208 S SAVANNAH CIR	DAVIE FL 33328-2948
504128160670	LOPEZ, MARGARET L	LUCANIA, MARCO & FRANCESCA	4080 SW 83RD WAY	DAVIE FL 33328
504128291190	LUCANIA, SALVATORE & CATERINA &		8300 SW 44 CT	DAVIE FL 33328
504128040360	LUNA, RICHARD A & FANNY		8333 SW 44 CT	DAVIE FL 33328-2972
504128280210	LUONGO, EILEEN M	LUP, TEODORA	4402 SW 84 TER	DAVIE FL 33328-2983
504128280100	LUP, GHEORGE 1/2 INT	MAC DONALD, DEBRA T	8283 SW 44 CT	DAVIE FL 33328-2972
504128230011	MAC DONALD, KENNETH 1/2 INT		8301 SW 41 ST	DAVIE FL 33328-2932
504128280140	MACHELTH, GARY R & GAIL A		8301 SW 41ST CT	DAVIE FL 33328-2945
504128040400	MAHLE, CARL JOHN JR	MANFRE, RENEE D	4360 SW 82ND WAY	DAVIE FL 33328-2975
504128160610	MALLET, RONALD J & LAURIE A		5281 SW 80 WAY APT 3	COOPER CITY FL 33328-5049
504128230670	MANFRE, PERRY C JR &	% PLUMTREE CENTRE	141 NW 20 ST SUITE G-122	BOCA RATON FL 33331-7947
504128010343	MAR THOMA CHURCH OF S FL INC		4351 SW 82ND WAY	DAVIE FL 33328-2978
504128330011	MARGOLIS, DAVID TR & RADIN, FREDDA			
504128230230	MARRIOTT, KATHLEEN			

504128230860	MASCARI, FLORENCE DIGIOIA		8295 SW 42ND CT	DAVIE FL 33328-2967
504128231040	MASOOD, SHAHID & ANJUM		8475 SW 42 CT	DAVIE FL 33328-2965
504128040480	MAURER ROBERT M & JOAN L		4041 SW 82ND TER	DAVIE FL 33328-2960
504128290980	MCCOY GARY D & PATRICIA A		8109 S SAVANNAH CIR	DAVIE FL 33328
504128240190	MCGARRET, STEVEN D &	MCGARRET, JENNIFER A	4211 SW 78 DR	DAVIE FL 33314
504128160340	MCINNIS, EWAN ROSS &	MCINNIS, SHERRY L	8400 SW 41 CT	DAVIE FL 33328-2946
504128291070	MCNAMARA, THOMAS J & JOANNE		8039 S SAVANNAH CIR	DAVIE FL 33328
504128231160	MEI HONG ZHANG & MENG LONG		8422 SW 44TH PL	DAVIE FL 33328-2970
504128160130	MELEGARI, PATRICIA D		8221 SW 41ST CT	DAVIE FL 33328-2943
504128290370	MENDES ORMOND C & JUDITH M &	MENDES, RACHEL COE	4061 E LAKE ESTATES DR	DAVIE FL 33328-3072
504128230420	MESTRE ENRIQUE &	TAWFIK-MESTRE, YVONNE	8374 SW 42 CT	DAVIE FL 33328-2963
504128160580	METLIKA, ADAM L &	BURKHARDT, KRISTEN	8310 SW 41 ST	DAVIE FL 33328-2939
504128160180	MILLIAN, JOSE M & ANNA		8220 SW 41ST CT	DAVIE FL 33328-2943
504128160150	MILLICI, JOSEPH T & MAUREEN A		8201 SW 41ST CT	DAVIE FL 33328-2943
504128010162	MILLARD, DEE &	MILLARD, GEORGE JAMES	4131 SW 76 AVE	FT LAUDERDALE FL 33328
504128230910	MIYASATO, CESAR & LEYLA		8345 SW 42 CT	DAVIE FL 33328-2966
504128170010	MOBIL OIL CORP	PROPERTY TAX DIVISION	PO BOX 4973	HOUSTON TX 77210
504128040330	MOLINA, BEATRIZ E		4050 SW 83 WAY	DAVIE FL 33328
504128040370	MOLNAR, THEODORA 1/2 INT	MOLNAR, JOZSEF	4090 SW 83 WAY	DAVIE FL 33328-2948
504128290900	MOORE, MARSHALL H & KIM		8066 N SAVANNAH CIR	DAVIE FL 33328
504128291100	MORANO, DOMINIC J		8028 S SAVANNAH CIR	DAVIE FL 33328
504128010193	MORANO, JOSEPH & ELAINE		4351 SW 77 AVE	DAVIE FL 33328
504128291130	MORRISON, DAVID A & MICHELLE A		8088 S SAVANNAH CIR	DAVIE FL 33328
504128240270	MURRAY, JAMES A & CHERYL A		4311 SW 78TH DR	DAVIE FL 33328-3127
504128230370	NAKHLA, TAHANY		8304 SW 42 CT	DAVIE FL 33328-2963
504128230300	NARCIZA, VINCENT H & JUANA		4261 SW 82ND WAY	DAVIE FL 33328-2979
504128230630	NAVARRETE, VICTOR A & ENRIQUETA		4420 SW 82ND WAY	DAVIE FL 33328-2976
504128290700	NAZON, PASCALE		8310 SW 44 CT	DAVIE FL 33328-2993
504128290840	NEAL, JULIA M		8047 N SAVANNAH CIR	DAVIE FL 33328-3031
504128040620	NELSON, JOHN & MARTA	CHURCH CORP	4020 SW 82 TER	DAVIE FL 33328-2949
504128010164	NEW LIFE INDEPENDENT		4125 SW 76 AVE	DAVIE FL 33328-3106
504128040460	NEWBERG, CRAIG R & CHARLENE ANN		4061 SW 82ND TER	DAVIE FL 33328-2950
504128280120	NEWTON, JIMMIE W		8313 SW 44 COURT	DAVIE FL 33328-2996
504128280090	NGUYEN, TONY & LOAN		8343 SW 44 CT	DAVIE FL 33328-2996
504128230890	NICHOLAS, DEBORAH LYNN		8325 SW 42 CT	DAVIE FL 33328-2996
504128040750	NOBILE, FRANK R JR		8240 SW 41 ST	DAVIE FL 33328-2937
504128240210	NORMANDIN, ERIC G & SHELLEY C		4231 SW 78TH DR	DAVIE FL 33328-3126
504128240070	NOVAK, BRUCE B & CECILIA		4262 SW 78TH DR	DAVIE FL 33328-3122
504128160540	OCHOA, JORGE LUIS 1/2 INT	OCHOA, ENERY	8360 SW 41 ST	DAVIE FL 33328-2939
504128040410	O'CONNELL, KATHLEEN		8271 SW 41ST ST	DAVIE FL 33328-2938
504128240330	ORANGEWOOD HOMEOWNERS ASSN DAVI		7301 W SUNRISE BLVD	PLANTATION FL 33313-4453
504128010371	OSTRANDER, RUTH M		7625 GRIFFIN RD	FORT LAUDERDALE FL 33328-3816
504128280050	OTIS, SHARON L	OWENS, DALE C	8302 SW 44 PL	DAVIE FL 33328-2969
504128010186	OWENS, MARCIA E 1/2 INT		8320 SW 41ST ST	DAVIE FL 33328-2939
504128230330	OXENFORD, GLORIA JEAN		4211 SW 77 AVE	DAVIE FL 33328-3110
504128290330	OYARZUN, ENRIQUE &	OYARZUN, MARIA	4231 SW 82 WAY	DAVIE FL 33329
504128280230	PABON, JAIME J & LIDIA		8280 SW 44 CT	DAVIE FL 33328-2994
504128010310	PALM HAVEN	% DARYL STAIR	10440 GOLDEN EAGLE CT	PLANTATION FL 33324-2160
504128230810	PANARIELLO, MARIA		8245 SW 42ND CT	DAVIE FL 33328-2967
504128240240	PANCHOOKIAN, JOHN &	PANCHOOKIAN, RACHEL	4261 SW 78TH DR	DAVIE FL 33328-3126
504129010170	PARKSIDE ESTATES ASSOC LTD	% ROTH ROUSSO & DARRACH	3440 HOLLYWOOD BLVD STE 360	HOLLYWOOD FL 33021
504128260290	PAV.LIC. GABRIEL 1/2 INT	PAV.LIC. ZUMRA	4460 SW 82ND WAY	DAVIE FL 33328-2976
504128231010	PEGNATORE, RONALD & LINDA A		8445 SW 42ND CT	DAVIE FL 33328-2965
504128230710	PEREA, JUAN D		4320 SW 82ND WAY	DAVIE FL 33328-2975
504128230650	PEREZ, JAIME & BLANCA		4400 SW 82ND WAY	DAVIE FL 33328-2976
504128290700	PERRIN, LANCE E		4002 W LAKE ESTATES DR	DAVIE FL 33328
504128290950	PETROVICH, EDWARD A & PATRICIA S		8166 N SAVANNAH CIR	DAVIE FL 33328
504128291000	PETROVICH, HELEN B TR		8179 S SAVANNAH CIR	DAVIE FL 33328

504128160110	PHILLIPSON, MICHAEL & PAMELA		8241 SW 41 CT	DAVIE FL 33328-2943
504128230040	PHILLIPS, WILLIAM & DANIELLE A		8431 SW 44TH PL	DAVIE FL 33328-2971
504128231200	PINE ISLAND BAY HWMNRS ASSN INC		8930 STATE ROAD 84 BOX 109	DAVIE FL 33324-4456
504128231190	PINE ISLAND BAY HWMNRS ASSN INC		8930 STATE ROAD 84 BOX 109	DAVIE FL 33324-4456
504128231220	PINE ISLAND BAY HWMNRS ASSN INC		8930 STATE ROAD 84 BOX 109	DAVIE FL 33324-4456
504128231190	PINE ISLAND BAY HWMNRS ASSN INC		8930 STATE ROAD 84 BOX 109	DAVIE FL 33324-4456
504128231210	PINE ISLAND BAY HWMNRS ASSN INC		8930 STATE ROAD 84 BOX 109	DAVIE FL 33324-4456
504128231230	PINE ISLAND BAY HWMNRS ASSN INC		8930 STATE ROAD 84 BOX 109	DAVIE FL 33324-4456
504128231190	PINE ISLAND BAY HWMNRS ASSN INC		8930 STATE ROAD 84 BOX 109	DAVIE FL 33324-4456
504128230010	PINE ISLAND BAY HWMNRS ASSN INC		8930 STATE ROAD 84 BOX 109	DAVIE FL 33324-4456
504128230010	PINE ISLAND PARTNERS LTD		8930 STATE ROAD 84 BOX 109	DAVIE FL 33324-4456
504128230010	PINE ISLAND PARTNERS LTD		8930 STATE ROAD 84 BOX 109	DAVIE FL 33324-4456
504128230620	PODLACHA, JAN & EWA W		8930 STATE ROAD 84 BOX 109	DAVIE FL 33328-2975
504128230940	PORTER, LOIS M		8375 SW 42 CT	DAVIE FL 33328-2968
504128291210	POULOS, MELINDA		8248 S SAVANNAH CIR	DAVIE FL 33328
504128160310	PRANG, JAMES & ENID		8350 SW 41ST CT	DAVIE FL 33328-2944
504128280280	PRICE, TAMARA		4470 SW 82 WAY	DAVIE FL 33328-2976
504128240080	PRITCHETT, DANIEL W		4252 SW 78 DR	DAVIE FL 33314
504128070360	PUBLIX SUPER MARKETS INC	ATTN: REAL EST TAX DEPT	PO BOX 407	LAKELAND FL 33802-0407
504128070360	PUBLIX SUPER MARKETS INC	ATTN: REAL EST TAX DEPT	PO BOX 407	LAKELAND FL 33802-0407
504128160680	QUIJADA, JOSE A		8371 SW 41 CT	DAVIE FL 33328-2945
504128290710	RABINDRAN, K GEORGE & SHANTA		4022 W LAKE ESTATES DR	DAVIE FL 33328
504128230800	RAHMAN, MOHAMMAD N & ROXANA		4376 SW 140 AVE	DAVIE FL 33330
504128160090	RAMDHANIE, DAVEANAND & CHRISTIAN		8261 SW 41ST CT	DAVIE FL 33328-2943
504128240290	RAMIREZ, NANCY STELLA		4331 SW 78 DR	DAVIE FL 33314
504128040590	RAMOS, PATRICIA 1/2 INT	RAMOS, FELIX	3960 SW 82ND TER	DAVIE FL 33328-2977
504128160280	RAMOS, STACEY		8320 SW 41 CT	DAVIE FL 33328-2944
504128230170	RAND, CHRISTINE C & ANDREW		8340 SW 41 ST	DAVIE FL 33328-2939
504128230170	RASCHKE, CAROL G		8281 SW 44 PL	DAVIE FL 33328-2973
504128230240	RAVINE, SHAWN		4341 SW 82 WAY	DAVIE FL 33328-2978
504128230250	REARDON, ROBERT T & LISA		4331 SW 82 WAY	DAVIE FL 33328-2978
504128230980	RITTENBERGER, GREG & AGUEDA		8415 SW 42 CT	FT LAUDERDALE FL 3328-2964
504128230750	ROBERTSON, PAULETTE SUZANNE		4260 SW 82ND WAY	DAVIE FL 33328-2974
504128291080	RODRIGUEZ, MIGUEL F TR		8019 S SAVANNAH CIR	DAVIE FL 33328
504128240250	RODRIGUEZ, WALTER V & ALESAANDRA M		4271 SW 78 DR	DAVIE FL 33314
504128160640	ROGOZIENSKI, ROBERT J		8331 SW 41 CT	DAVIE FL 33328-2945
504128040810	ROMANO, LUIGIA &	ROMANO, GENNARO	4010 SW 82 TER	SUNRISE FL 33328
504128231160	ROONEY, DAVID H & SUSAN J		8148 S SAVANNAH CIR	DAVIE FL 33328
504128280180	ROSARIO, GILBERTO & ROSE		8330 SW 44 CT	DAVIE FL 33328-2972
504128290320	ROSS, DAVID & PATRICIA		4080 EAST LAKE ESTATES DR	DAVIE FL 33328
504128291320	ROSS, DOUGLAS E &	LYN-ROSS, NADINE J	4003 W LAKE ESTATES DR	DAVIE FL 33328
504128291060	ROSS, THOMAS G & STEPHANIE L		8059 S SAVANNAH CIR	DAVIE FL 33328
504128290310	ROTELLA, CARMEN E		4040 E LAKE ESTATES DR	DAVIE FL 33328-3075
504128160230	SADOWSKI, MARY ELLEN		8270 SW 41 CT	DAVIE FL 33328
504128280080	SAKRANI, SHAKIR H & WAHEEDA S		8272 SW 44 PL	DAVIE FL 33328-2968
504128240280	SANCHEZ, AIDA I		4321 SW 78 DR	DAVIE FL 33328-3127
504128230510	SANSONE, JOANN		8464 SW 42ND CT	DAVIE FL 33328-2964
504128230790	SASSI, TEDY & CLAIRE L		4220 SW 82 WAY	DAVIE FL 33324
504128160030	SCHAEFFLIN, LAWRENCE A		4098 SW 82 TER	DAVIE FL 33328-2949
504128230460	SCHENBRIL, CHARLES J		8414 SW 42ND CT	DAVIE FL 33328-2964
504128230930	SCHMITT, DELIA		8365 SW 42 CT	DAVIE FL 33328-2966
504128290920	SCHULTZ, GERALD L JR & GLORIMAR		8106 N SAVANNAH CIR	DAVIE FL 33328
504128290300	SCHWARTZ, JOEL A & DORIS		4020 E LAKE ESTATES DR	DAVIE FL 33328
504128070010	SECURITY FEDERAL S MIAMI		4308 W CAYUSA ST	TAMPA FL 33614
504128230210	SHAKER, HODA		4371 SW 82 WAY	DAVIE FL 33328-2978
504128060010	SHAN-GAR ENTERPRISES INC		4690 SW 83RD TER	DAVIE FL 33328-3725
504128230990	SHAPIRO, CALLA C CARRINGTON		8425 SW 42 CT	DAVIE FL 33328-2965

504128291300	SHEA, HOWARD A & NEIKO		4043 W LAKE ESTATES DR	DAVIE FL 33328
504128160070	SHIELDS, JAMES F JR & THERESA N		9270 SW 41ST ST	DAVIE FL 33328-2937
504128230720	SIMONS, JAMES D & DONNA A		4310 SW 82 WAY	DAVIE FL 33328-2975
504128230850	SINGLETON, VICTOR P JR		8265 SW 42ND CT	DAVIE FL 33328-2967
504128230740	SMALL, MARION M		8311 SW 44 PL	DAVIE FL 33328-2972
504128230260	SMITH, CRAIG & LINDA		4321 SW 82 WAY	DAVIE FL 33328-2978
504128160290	SMITH, FRANCIS E JR & KATHLEEN M		8330 SW 41ST CT	DAVIE FL 33328-2944
504128240170	SMITH, JAMES P & VALERIE H		7791 SW 42ND CT	DAVIE FL 33328-3125
504128040740	SMITH, JOHN		9230 SW 41 ST	DAVIE FL 33328-2937
504128290980	SNYDER, MARK D 1/2 INT	SNYDER, SANDRA M	7219 S SAVANNAH CIR	DAVIE FL 33328-3028
504128010213	SNYDER, WILLIAM A & CHLOE K		7831 ORANGE DR	DAVIE FL 33328-3011
504128290960	SOLOMON, JEFFREY D & CAROL K		8166 N SAVANNAH CIR	DAVIE FL 33328
504128290270	SORRELLS, BESSIE L		4480 SW 82 WAY	DAVIE FL 33328-2976
504128230950	SOTO, JUAN & JANET		8385 SW 42ND CT	DAVIE FL 33328-2966
504128290930	SPEAKE, PAUL K & LORETTA L		8126 N SAVANNAH CIR	DAVIE FL 33328
504128040730	SPEARS, RICHARD N & AMY L		9220 SW 41ST ST	DAVIE FL 33328-2937
504128291260	SPIEGELMAN, JOEL J & ANDREA R	% MARGOLIS ENTERPRISES	4123 W LAKE ESTATES DR	DAVIE FL 33328
504128330010	SPIELMAN, STANLEY		141 NW 20 ST SUITE G-122	BOCA RATON FL 33431-7947
504128160690	STAHL, SANTOME, DEBRA		8401 SW 41 CT	DAVIE FL 33328-2947
504128010366	STATE OF FLORIDA DOT		3400 W COMMERCIAL BLVD	FT LAUDERDALE FL 33309-3421
504128010302	STATE OF FLORIDA DOT		3400 W COMMERCIAL BLVD	FT LAUDERDALE FL 33309-3421
504128160630	STEADMAN, ROBERT & KIM		8394 SW 42 CT	DAVIE FL 33328-2963
504128160630	STOTZ, CHRISTOPHER J & MICHELLE R		8321 SW 41 CT	DAVIE FL 33328-2945
504128230780	STRAIT, JAMES B 1/2 INT	STRAIT, NADINE SWANSON	8321 SW 44TH PL	DAVIE FL 33328-2972
504128290780	SUH, WOO SUK & JUNG, JA		8167 N SAVANNAH CIR	DAVIE FL 33328
504128330070	SUTTON, ELLIOTT & SUTTON, IRVING	% ECKERD REAL EST DEPT #2034-R	PO BOX 4689	CLEARWATER FL 33758
504128290340	TADDONIO, BONNIE MALE		8401 SW 44TH PL	DAVIE FL 33328-2971
504128290340	TALPOS, FABIAN		4100 E LAKE ESTATES DR	DAVIE FL 33328
504128230500	TEICHERTELAIN, C		8384 SW 42 CT	DAVIE FL 33328-2963
504128230500	TEITRAULT, SHANNON M		8454 SW 42 CT	DAVIE FL 33328-2964
504128230350	TIRONA, REBECCA R		8284 SW 42ND CT	DAVIE FL 33328-2900
504128160080	TOROK, DAVID & TAMMY A		8271 SW 41 CT	DAVIE FL 33328-2943
504128291140	TORTORA, GARY L &	BENITEZ, GERARDO	8108 S SAVANNAH CIR	DAVIE FL 33328
504128160220	TOUGER, RAMI		4621 NW 100 WAY	CORAL SPRINGS FL 33076-2493
504128220030	TOWN OF DAVIE		6591 ORANGE DR	DAVIE FL 33314-3348
504128040280	TOWN, MILLIE		4091 SW 63RD WAY	DAVIE FL 33328-2948
504128010130	TZFAT, INC		4200 N UNIVERSITY DR	DAVIE FL 33328-3015
504128010151	TZFAT, INC		4200 N UNIVERSITY DR	DAVIE FL 33328-3015
504128010169	TZFAT, INC		4200 N UNIVERSITY DR	DAVIE FL 33328-3015
504128010201	TZFAT, INC		4200 N UNIVERSITY DR	DAVIE FL 33328-3015
504128290970	URSETTA, TERRANCE T		8206 N SAVANNAH CIR	DAVIE FL 33328-3028
504128040650	VALENTIN, VICTOR M & JUDITH J		4050 SW 82 TER	DAVIE FL 33328-2949
504128160300	VANDOREN, DAVID & SALLY J		8340 SW 41 CT	DAVIE FL 33328-2944
504128231140	VARNADO, SHIRLEY ANN		8442 SW 44TH PL	DAVIE FL 33328-2970
504128010180	VAVREK, MICHAEL J & REBECCA L		4401 SW 77 AVE	DAVIE FL 33328-3108
504128230530	VELEZ, ELVIRA		8484 SW 42ND CT	DAVIE FL 33328-2964
504128230770	VELIZ, BETSY B		4240 SW 82 WAY	DAVIE FL 33328-2974
504128291290	VILLAMIZAR, JAVIER &	ESTRADA, VIVIANA M	4063 W LAKE ESTATES DR	DAVIE FL 33328
504128291150	VOGELMAN, JAMES M		8128 S SAVANNAH CIR	DAVIE FL 33328
504128160240	VON MINDEN, STEVEN & CINDY D		8280 SW 41ST CT	DAVIE FL 33328-2943
504128040520	WAGGONER, RONALD T & GLENNA S		3981 SW 82 TER	DAVIE FL 33328-2926
504128010203	WALDNER, CHARLES E & MARJORIE W	% DELORES DENNETT	1600 S DIXIE HWY #106	BOCA RATON FL 33432-7463
504128010168	WALKER, CATHERINE M EST		4131 SW 76 AVE	FT LAUDERDALE FL 33328
504128290760	WALKER, JEFFREY M & MELINA S		8207 N SAVANNAH CIR	DAVIE FL 33328
504128010367	WEBB, NURSERY INC.		4640 SW 78TH AVE	DAVIE FL 33328-3825
504128290980	WEINSTEIN, LEONARD H &	EFROM, WEINSTEIN, SUSAN A	8046 N SAVANNAH CIR	DAVIE FL 33328
504128291310	WELL, MARGARET LEE FBIO	WELL, TANYA C ETAL	4023 W LAKE ESTATES DR	DAVIE FL 33328
504128040350	WILDI, GUSTAV K & VERA REV TR		4070 SW 63RD WAY	DAVIE FL 33328-2948

504128280030	WILLIAMS RALPH DAVID &	WILLIAMS JANEL KORUN	8322 SW 44 PL	DAVIE FL 33328-2969
504128230090	WILSON CAROL L		8361 SW 44 PL	DAVIE FL 33328-2972
504128040470	WINIARSKI ANDRZEJ & BARBARA		4051 SW 82ND TER	DAVIE FL 33328-2950
504128240150	WINSHIP BRIAN J & TAMMY M		7771 SW 42ND CT	DAVIE FL 33328-3125
504128240120	WOLITOWICZ ALAN P & KAREN		4222 SW 78 DR	DAVIE FL 33328-3124
504128290350	WOLANSKY BENNETT & JOY		4101 E LAKES ESTATE DR	DAVIE FL 33328
504128160530	WONG CHI NAM & SUI DEE		8370 SW 41ST ST	DAVIE FL 33328-2939
504128230480	WOOD SHERVIN & GRACE		8434 SW 42ND WAY	DAVIE FL 33328-2964
504128230280	WOOLAVER PHYLLIS C		4221 SW 78 DR	DAVIE FL 33328-2978
504128240200	WORTHMANN HERMANN & CAROLINE TR		8404 SW 42 CT	DAVIE FL 33328-2964
504128230450	YOFFE STEWART		4143 W LAKE ESTATE DR	DAVIE FL 33306
504128291250	ZANGER SCOTT 1/2 INT EA	CALANDRINO EVA MARIA	8770 SW 44 CT	DAVIE FL 33328-2994
504128280240	ZIADIE MARGARET 1/3 INT	ZIADIE E & O	2500 ISLAND BLVD #2401	DAVIE FL 33328-2994
504128220011	ZINN PETROLEUM COMPANIES LLC			DAVIE FL 33328-2994

	A	B	C
1	NAME_LINE_	ADDRESS_LI	ADDRESS__1
2	ANTONSON,DONALD E & SIBEL	4080 E LAKE ESTATES DR	DAVIE FL 33328
3	BURK,JODI	3940 SW 82 TER	DAVIE FL 33328-2927
4	GOE,CHANNING B & RACHEL M	4061 E LAKE ESTATES DR	DAVIE FL 33328-3072
5	COHEN,RONI & RINA	4101 E LAKES ESTATE DR	DAVIE FL 33328
6	CRISONINO,ROBERT & KAREN	4021 E LAKE ESTATES DR	DAVIE FL 33328
7	DORADO,ISIS A	8321 SW 41 ST	DAVIE FL 33328-2932
8	FORAN,WILLIAM	4040 E LAKE ESTATES DR	DAVIE FL 33328-3075
9	GOMEZ,ROLANDO & CARIDAD	4090 SW 83 WAY	DAVIE FL 33328-2948
10	GUTCHEON,MICHAEL W & LAURA L	8026 N SAVANNAH CIR	DAVIE FL 33328
11	HAMMOND,WILL O REV TR	14693 SW 29 PL	DAVIE FL 33330
12	HOCHMAN,JASON & JENNIFER	8087 N SAVANAH CIR	DAVIE FL 33328
13	JERECO-DAVIE LLC	235 3 STREET SOUTH SUITE #102	ST PETERSBURG FL 33701
14	KIM,MYUNG JA	4011 SW 82 TER	DAVIE FL 33328-2950
15	LEWIS,JACQUELYN FREEOVE LE	4071 SW 83 WAY	DAVIE FL 33328
16	LOYD,ELLEN	4081 E LAKE ESTATES DR	DAVIE FL 33328
17	MATALON,MICHELE ANN REV TR	4002 W LAKE ESTATES DR	DAVIE FL 33328
18	MATHON,ASA	5191 SW 188 AVE	FT LAUDERDALE FL 33332
19	NOVELLO,DONALD J & CARIN F	4060 EAST LAKE ESTATES DR	DAVIE FL 33328
20	PRITCHETT,ANDREW	3941 SW 82 TER	DAVIE FL 33328-2926
21	PUHL,DAVID G	4091 SW 83 WAY	DAVIE FL 33328-2948
22	REED,MICHAEL A	4051 SW 83 WAY	DAVIE FL 33328-2948
23	SCHULTZ,GERALD & GLORIMAR	8067 N SAVANNAH CIR	DAVIE FL 33328
24	VASILADIS,RUDOLF & MARGARITA	4061 SW 83 WAY	DAVIE FL 33328-2948
25	VIETRI,THOMAS	8107 N SAVANNAH CIR	DAVIE FL 33328-3030

	A	B	C
26	WOODS OF ROLLING HILLS	PO BOX 291323	DAVIE FL 33329-1323
27	ZANGER,SCOTT 1/2 INT EA	4143 W LAKE ESTATE DR	DAVIE FL 33306
28			
29			

	A	B	C
1	NAME	ADDRESS 1	ADDRESS 2
2	ABRAMSON, DAVID	6591 ORANGE DRIVE	DAVIE, FL 33314-3399
3	MILJARES, JULIE & ADEL	8305 S. LAKE FOREST DRIVE	FT LAUDERDALE, FL 33328
4	TORTORA, GARY	8108 S. SAVANNAH CIRCLE	DAVIE, FL 33328
5	CORIGLIANO, FRANK	3720 E. LAKE ESTATES DRIVE	DAVIE, FL 33328
6	GLICKMAN, ROSE ELLEN & DAVID	8159 S SAVANNAH CIR	DAVIE, FL 33328
7	GRACE, SUZANNA	4260 SW 82 WAY	DAVIE, FL 33328
8	COWLING, JUDY	4240 SW 82 WAY	DAVIE, FL 33328
9	MARTIN, DON	8343 N. LAKE FOREST DRIVE	DAVIE, FL 33328
10	FINKLESTEIN, JOAN	8290 SW 44 COURT	DAVIE, FL 33328
11	MACHLEITH, GAIL & GARY	8293 SW 44 COURT	DAVIE, FL 33328
12	KENNEY, LARRY & DONNA	3629 SPANISH OAK POINT	DAVIE, FL 33328
13	FIRDMAN, STEPHANIE	8241 SW 39 COURT	DAVIE, FL 33328
14	ILGRANDE, FILIPPO & CAROLE	8068 S SAVANNAH CIRCLE	DAVIE, FL 33328
15	SANDERS, GREGG	8343 N. LAKE FOREST DRIVE	DAVIE, FL 33328
16	CABALLERO, BARBARA	8250 SW 44 COURT	DAVIE, FL 33328

Exhibit "A"

Summary of Discussions August 28, 2005 Citizens Participation Meeting for the Wal-Mart Supercenter Site Plan

Approximately 100 people attended this meeting which began at 7 p.m. in the Community Room of the Nob Hill Police Station. Various boards were displayed and Susan Motley, Attorney for Wal-Mart, made a brief presentation describing the project. Subsequently, attendees asked various questions and made various comments about the project. In general, many of the residents expressed their objection to having a Wal-Mart at this location and requested that Wal-Mart not proceed with this project.

The following issues were raised by various residents and Wal-Mart makes the following responses to these issues:

1. Lighting concerns. Concern about overnight lighting, glare, view from residential areas.
 - Lowered Wal-Mart's standard lighting from 45' to 30', effective fixture mounting height of 28' height)
 - Revised photometrics to utilize an Illuminating Engineering Society of North America approved fixture, this is a full cutoff fixture with a flat lens.
 - The proposed full cut-off flat fixtures project light down and minimize light pollution horizontally.
 - The revised photometrics show intensity (measured in footcandles) is 0 at the ground elevation well inside the property line and also projected vertically along the property line.
2. Access to site. Concern about lack of traffic signal on University Dr. Concern about too much access to Orange Drive.
 - Eliminated easternmost driveway connection from Orange Drive as recommended by Town Engineer.
 - Truck traffic will be prohibited from Orange Drive.
 - A traffic signal is desirable at Wal-Mart's main entrance but can not be constructed until warranted. A variance from FDOT district spacing criteria due to the proximity to Griffin Road signal is also required for approval. Wal-Mart cannot guarantee a signal there due to these constraints but is willing to work to achieve approval for one and to pay for all costs involved.
3. Buffering concerns. Concern about views from residential development. Move northernmost driveway south to increase buffer in northeast corner. Smaller screening/buffer area for two houses at northeast corner of the project.
 - North buffer.

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- Northernmost driveway location can not be moved to the south due to FDOT driveway spacing criteria; however, proposing to add relocated live oaks to help screen the two houses east of the Oak Preserve area that expressed concerns regarding driveway location and additional screening.
 - Continue decorative 8' foot screen wall and 2.5-3 foot berm across the entire length of the south end of the pond
 - Doubled the number of tree plantings on north edge.
 - Rendering has been created showing berm and wall at south end of pond.
 - "Triangular" oak preserve area proposed to remain providing natural screen for several residents.
 - West buffer
 - Option of locating 8' decorative screen wall and 2.5 -3 foot berm on east or west side of pond
 - Wall and buffering on west side of pond
 - Wall and buffering on east side of pond will better buffer noise
 - Proposed increased buffer height to 15-25 feet and increased density of plantings along west side of site
 - Snyder parcel
 - Proposing to eliminate easternmost driveway to Orange Drive
 - Proposing an additional 10' buffer along north and west sides of parcel to incorporate denser landscape, decorative screen wall, and berm
 - Reconfigured pond to the east to save additional trees
 - Berm of 3-4 foot height, 8 foot decorative wall, and landscaping proposed to help screen line of sight at building.
 - University Drive Buffer
 - 30' buffer provided with a 2-3 ft high berm to minimize or eliminate view of parking lot from University Drive.
 - Orange Drive Buffer
 - 8' decorative screen wall provided along operation areas along Orange Drive.
4. Noise concerns. Concern about truck noise/air conditioning condenser noise.
- Wall and berm provided adjacent to truck drive aisle for northern residents.
 - Wall and berm provided for western residents.
 - Increased landscaping along north and west buffers
 - Proposed screen wall extension along east building face to better screen truck noise
 - Proposed addition of 3-4 foot berm and 8 foot decorative screen wall around Snyder parcel
 - Wal-Mart will provide low speed motors on building's air-conditioning condenser units as well as sound attenuating boxes with sound attenuating insulation
5. Pond concerns. Concerns about stagnant water.
- Littoral plantings are required by the Stormwater Management District. Littoral plantings include aquatic vegetation planted below the water level to promote water quality.

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- Fountains or other aeration methods will be considered.
6. Truck operations. Limited truck delivery hours. Request to flip truck dock away from east residence.
 - Wal-Mart will work with the Town on acceptable hours of delivery to minimize impacts to neighbors
 - Added screen wall extension as a 2nd wall buffer to residents along west building face to screen truck dock area
 7. Traffic concerns. Concern about impacts to local roads. Concerns about Charter school addition. Concern about impacts to Orange Drive. Concerns about lack of traffic signal.
 - KHA is currently working on collecting traffic counts for various “local” intersections that the Town Engineer has identified as potential to be impacted and will evaluate those. KHA will be taking into account impacts from proposed Charter school in the analysis.
 - Truck traffic is proposed to be restricted from Orange Drive as recommended by staff.
 - Eliminated one driveway connection from Orange Drive as recommended by Town Engineer
 - Resurfacing of Orange Drive along property
 - Construction of deceleration lanes and median improvements to University Drive.
 - Off-site improvements to Nova Drive and University Drive
 8. 24 hour operation concern. Concern over 24 hour operation of the store particularly as it pertains to lighting and noise.
 - Cannot agree to more restricted hours.
 - Wal-Mart will close the “General Merchandise” entrance after 11 p.m. (this is the western main entrance which is closer to residences) and will utilize the “Grocery” entrance for access (located closer to University Drive).
 9. Residents requested examples of Wal-Marts which are close to residential development
 - Palm Bay #5455 Malabar and Corporate Circle. Residents 200 ft away. Truck operation area separated by 8’ wall and about 200’ of pond.
 - Coral Springs #2963 Coral Ridge Drive and Sawgrass Expressway.
 - Tampa, FL Gunn Site
 - Sebring, FL
 - Pinellas Park, FL
 - Haines City, FL
 - Bradenton, FL
 - Pembroke Pines, FL
 10. Decrease in property value concerns.
 - No evidence of property value decrease

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11. Overnight parking concerns. Concerns about RV parking.
 - Wal-Mart agrees to prohibiting RV parking and providing signage indicating that overnight parking of RVs is not allowed on this site.
12. Provide examples of Wal-Marts adjacent to Target.
 - West Boca Raton (Palmetto and 441) - Both a WM and Target on diagonal corners of the intersection
 - Sunrise (Sawgrass Mills Mall) - Both Target and WM are part of this mall
 - Coral Springs (Coral Ridge Drive- WM) - New Target proposed at intersection of Sample & 441.
 - Target located on Okeechobee & 441 - WM on Belevvedere & 441, less than 1 mile away
 - Boynton Beach WM - Target proposing to relocate from 1 mile away to now be across the street from Boynton Beach WM.
13. Reference to construction of equestrian trail along project boundaries on Orange and University
 - Wal-Mart would agree to construction of these if permitted in adjacent ROW by applicable agencies (approximately 30' of ROW available on University and 70'-80' ROW on Orange Drive)
14. Construct decorative screen wall at front end of construction. Concerns about construction activity.
 - Construction can be phased so the screen wall is constructed in the first phase of construction to help buffer noise and visual impacts during construction.
15. Concern about "low" lighting at Flamingo and Griffin store.
 - Photometrics will be examined to meet minimum criteria established by the Town and Wal-Mart.
 - Photometrics will consider landscaping and other obstructions to prevent "low" lighting areas.
16. Security concerns.
 - On-site uniformed security personnel
 - Security cameras provided in parking lot and inside the building
 - Police sub-station in building if desired by Police Department

One of the residents, after the meeting had gone on for approximately one hour, stood up, said he was leaving and suggested the other residents leave as well. A substantial number of people did leave at that time although others came to the front of the room where the boards were displayed. Additional discussion took place with various project representatives which is reflected in the summary of issues above. The meeting ended at approximately 9 p.m.

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Exhibit "B"

Summary of Discussions September 14, 2005 Citizens Participation Meeting for the Wal-Mart Supercenter Site Plan

Approximately 30-40 people attended this meeting which began at 7 p.m. in the Community Room of the Nob Hill Police Station. Susan Motley began the meeting by responding to the general concerns the residents had at the 8/31/05 Homeowner's meeting using the format of the summary in Exhibit "A".

The residents listened to the presentation and then were given the opportunity to ask questions. For the most part, questions from the residents pertained to operational and technical issues that had some bearing on the Site Plan. Some comments, however, were made about Wal-Mart staffing, employee relations, unsettled class action suits, and wages. The following is a summary of additional or follow-up comments and questions raised by residents and Wal-Mart responses:

1. 24 hour operations concerns. Lowe's and Home Depot close at 10:00 pm, why can't Wal-Mart? Can the project work if its not 24 hrs?
 - Wal-Mart Supercenters are 24 hours stores and it is the intent that this will also be a 24 hour store. Wal-Mart will again be made aware of this concern but we do not expect any movement on this issue.
 - Wal-Mart has modified the light fixtures to help address lighting concerns and is offering to mitigate noise using walls, berms, landscaping, and limiting delivery hours.
2. Residents requested limitation on delivery hours. Other stores in the area have limited delivery hours.
 - Wal-Mart will comply with Town of Davie zoning ordinances on delivery restrictions.
 - Wal-Mart will coordinate with the Planning and Zoning staff and City Commission to attempt agreement on delivery hours for this site.
3. Residents inquired about the possibility of installing a gated entry that would close at night at the north entrance to help prevent trucks from making deliveries during prohibited delivery hours and restrict general automobile traffic from using the north entrance
 - Wal-Mart will look into this but gating this driveway may be difficult to achieve due to traffic and emergency/safety concerns.
4. A resident indicated Target and other similar size stores do not have police substations, inferring Wal-Mart has more crime at their stores so a police substation is required.

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- A police substation is not a requirement but is offered as a convenience to the Police Department to encourage police presence in the area and also provide an area for Police to work if the Police Department desires this.
5. Expressed concerns about Architecture. A comment was made by a resident who saw the proposed Miramar Wal-Mart Supercenter's Mediterranean architecture and the architecture at the Coral Springs store in Coral Springs on Coral Ridge Drive. The resident felt they were much more appealing than the proposed traditional storefront design proposed for this site.
 - The residents at the meeting were asked what type of architecture they preferred and an overwhelming majority thought a Mediterranean style would be better.
 - The Architecture will be revised to a Mediterranean design.
 6. Expressed concerns about future development of a gas station
 - There are no plans for any development other than a Wal-Mart Supercenter and due to stormwater management requirements, a gas station or other development has never been contemplated.
 7. How many Wal-Mart Supercenters are in Broward County and is the Cooper City store proposed for expansion.
 - We mentioned all of the sites we could think of and stated that Wal-Mart is looking into expanding the Cooper City store.
 8. Can the wall extend along entire north property?
 - Yes, the wall will extend along the entire north property line and will be placed along the south boundary of the pond. The plans will be revised accordingly with input from staff.
 9. How high is the proposed screen? Can the screen wall be 12'?
 - Wal-Mart is proposing adjacent to the residential developments an 8' screen wall placed on a 3'-4' berm. A total height from grade to the top of screen wall is estimated at 11'-12' above proposed grade. Trees will be planted to obstruct sight lines of the building. Exhibits were shown depicting berms, walls and landscaping with sight lines from adjacent residential development. Tree heights are generally in the 15-20' range.
 - Wal-Mart would not object to a 12' wall but the Town of Davie has an 8' height limitation and Wal-Mart will not seek a variance.
 10. Residents did not get a good sense of perspective of the light poles in relation to the sight line based on the exhibits shown. Can lighting be added to these?
 - Lighting could be added to these perspective renderings.
 11. Residents opposed to promotional events in parking lot such as boat shows and other events that require sections of the parking areas to be fenced off.
 - Wal-Mart would work with Town of Davie staff on a condition of approval that would restrict certain events.

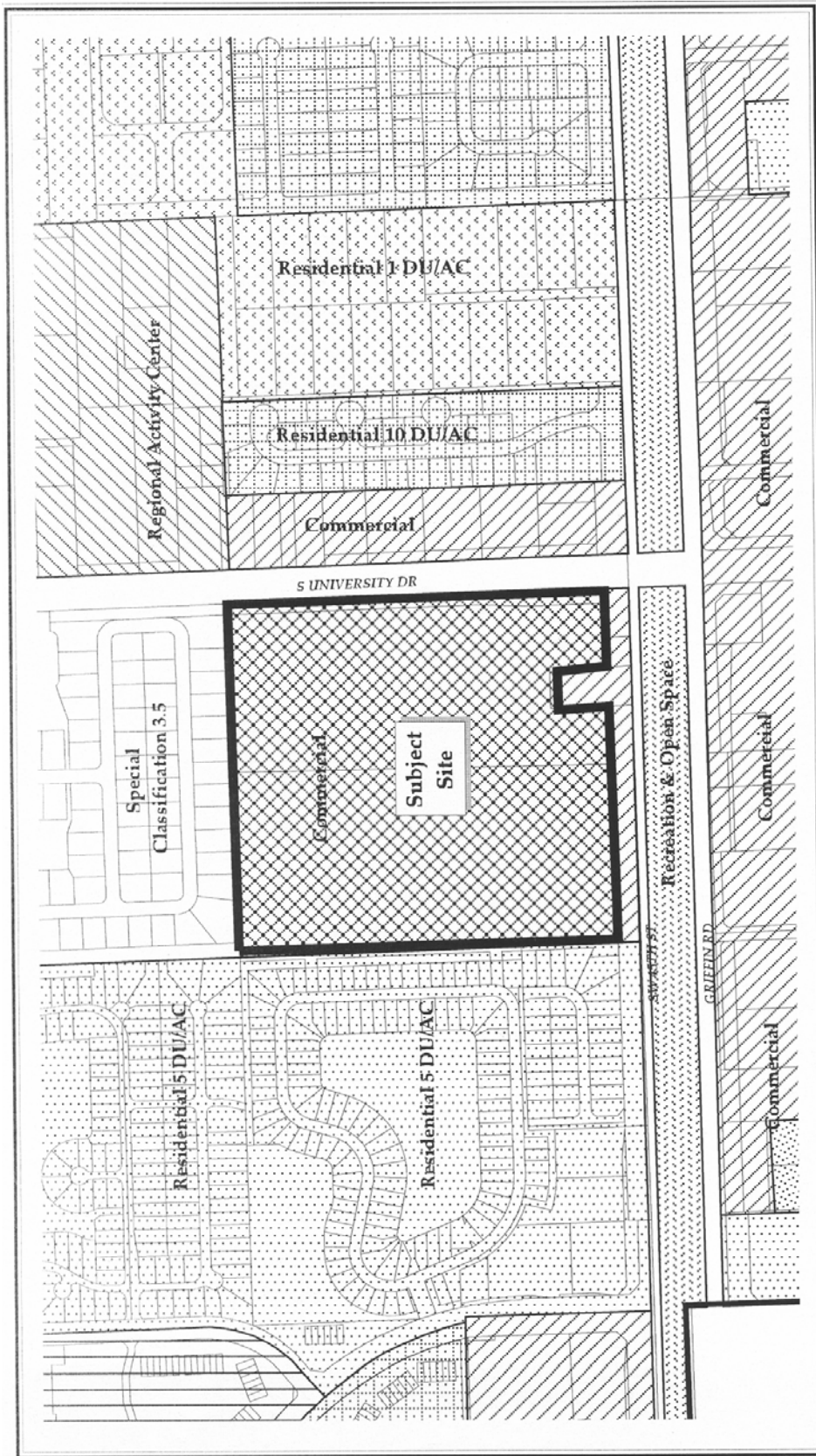
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12. Why is the buffer adjacent to the residents' property only 10', why can't it be 30, or 50? Request for more landscaping along buffer.
 - The buffer itself is 10' but the total open space provided with the pond ranges from 180'-300' on the north side and 225' on the west. Also, there are 10' landscaped areas on both sides of the ponds.
 - Landscape density will be increased.
13. Concern about maintenance of parking lot and noise late at night.
 - Wal-Mart will work with the Town on an appropriate maintenance schedule for the parking lot.
14. How will Wal-Mart's promises be documented?
 - Wal-Mart will work with Town staff and the Town Council to reflect changes on the Site Plan and other agreed conditions of approval.
15. There were separate discussions with Bill Snyder regarding his property:
 - Addressing access and/or future access at the 80' x 124' easement abutting his west property line.
 - Landscape buffering at the north, east, and west sides of his property
 - Providing drainage and working with existing drainage patterns to not adversely impact his site
 - Possible future sanitary sewer and water stubs to service to his parcel.
 - Possible storm pipe extension from his property through a 20' Drainage Easement to the canal for possible future connection to the canal.
16. Possibility of cameras and/or motion sensor lighting on periphery of site.
 - Wal-Mart is investigating this to determine its feasibility.

Similar to the first meeting, residents were encouraged to discuss the project with the consultants after the group meeting. Also, a question from residents at the first meeting was if there were any other single family housing that was adjacent to Wal-Mart Supercenters. Several aerials were provided at the meeting of different Wal-Mart Supercenters in Florida with similar spacing to multi-family and/or single family housing. The group discussion ended before 8:00 p.m. but discussions with consultants and residents continued until approximately 9:30 p.m.

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Exhibit 2 (Future Land Use Map)



Site Plan Application
MSP 6-1-05 / 05-553 / Wal-Mart
Future Land Use Plan Map

Prepared By: D.M.A.
Date Prepared: 6/1/06



The Town of Davie
Development Service Department
Planning & Zoning Division

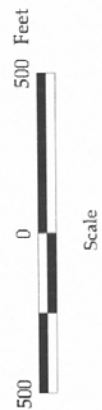
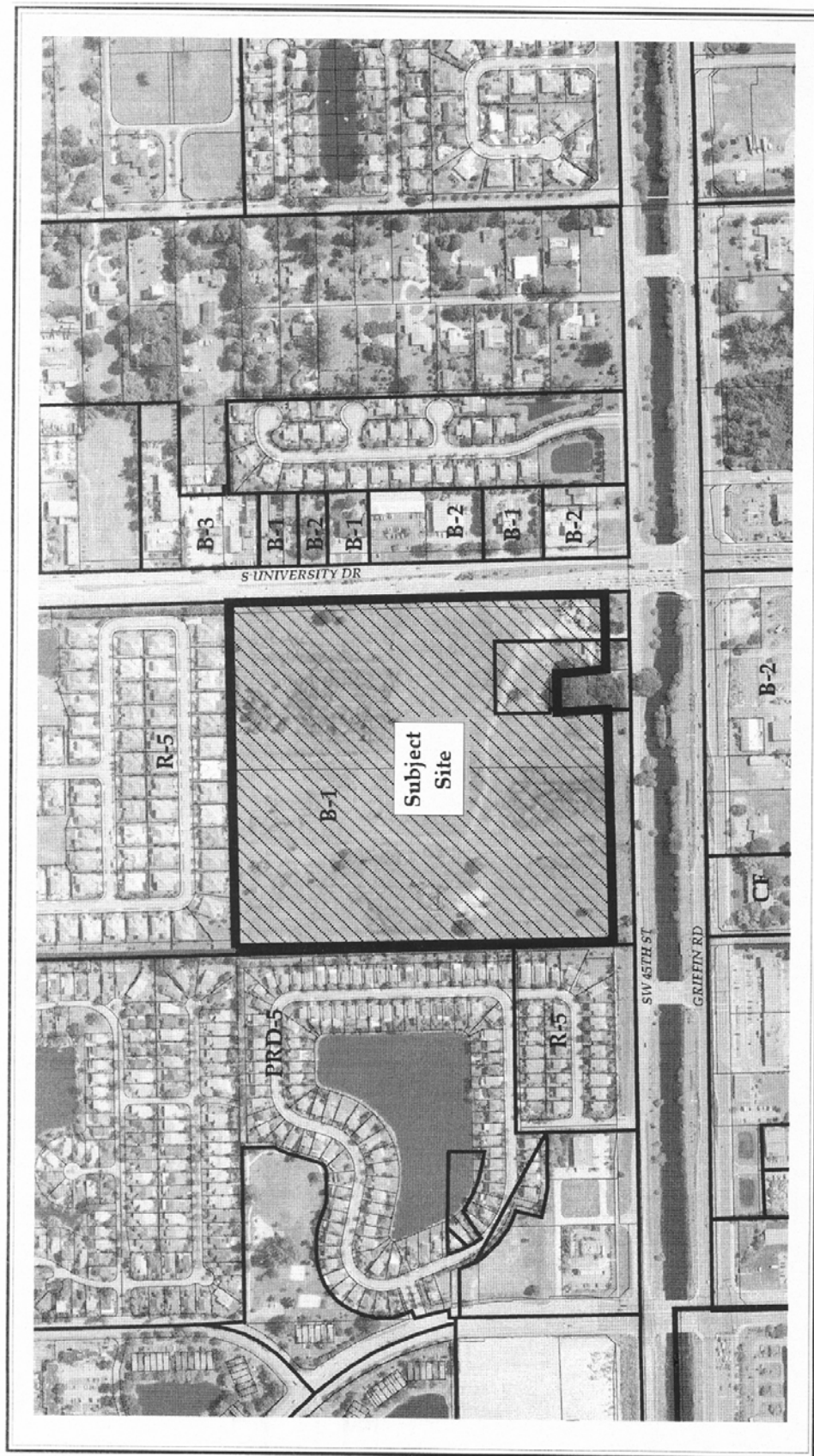


Exhibit 3 (Aerial, Zoning, and Subject Site Map)



The Town of Davie
Development Service Department
Planning & Zoning Division



Site Plan Application
MSP 6-1-05 / 05-553 / Wal-Mart
Subject Site, Aerial, and Zoning Map
Prepared By: D.M.A.
Date Prepared: 6/1/06